

**MEETING OF THE
MAYOR AND BOARD OF ALDERMAN OF THE
CITY OF RIDGELAND, MISSISSIPPI
October 18, 2016
6:00 PM**

INVOCATION

PLEDGE OF ALLEGIANCE

CONSIDERATION OF MINUTES FROM PRIOR BOARD MEETING

October 4, 2016 Board Meeting

CONSIDERATION OF MINUTES FROM PRIOR WORK SESSION

October 3, 2016 Special Works Session and Work Session

1. AGENDA ITEMS

- a) Public Hearing Regarding Approval of Amended and Restated Redevelopment Plan
- b) Resolution Approving Amended and Restated Redevelopment Plan
- c) Approve Special Event Permit for Fleet Feet Sports
- d) Public Hearing Regarding Amended and Restated TIF Plan (Colony Park Phase II)
- e) Resolution Approving Amended and Restated TIF Plan (Colony Park Phase II)
- f) Resolution Approving Security and Reimbursement Agreement - Township and City of Ridgeland
- g) Resolution Approving Security and Reimbursement Agreement - Renaissance Phase II and City of Ridgeland
- h) Public Hearing Regarding Approval of TIF Plan - Renaissance Phase III
- i) Resolution Approving TIF Plan (Renaissance Phase III)
- j) Resolution Approving Security and Reimbursement Agreement - Renaissance Phase III and City of Ridgeland
- k) Resolution Approving Agreement for Contribution in Aid of Construction
- l) Public Hearing - Amending 2014 City of Ridgeland Official Zoning Ordinance

- m) Consider Ordinance Amending City of Ridgeland 2014 Official Zoning Ordinance

2. CONSENT ITEMS

- a) Cancel Cleaning of Property - 700 Lansdowne Lane
- b) 709 McCormack Court- Cost Resolution
- c) Approve Sale of Property to Madison County School District for Colony Park Boulevard
- d) Approve Special Event Permit for Pediatric Brain Tumor Foundation
- e) Approve Special Event Permit for Southern AgCredit
- f) Approve PowerDMS as Sole Source Vendor
- g) Approve FY2017 Organized Crime Drug Enforcement Task Force Overtime and Authorized Expense/Strategic Initiative Program
- h) Approve Resolution supporting the submission of a Surface Transportation Block Grant Application to the Jackson Metropolitan Planning Organization for Highway 51 and School Street and pledging matching funds
- i) Approve Revised Transportation Plan Update
- j) Budget Amendment Decreasing General Fund Balance \$129,690 and Increasing Account 001-201-603 (Professional Services) for Beaver Creek Subdivision and Aspen Court Street Overlays (001-201-603)
- k) Budget Amendment Decreasing Public Utilities Fund Balance \$10,361.00 and Increasing Account 400-650-603 (Professional Fees) for Harbor Pines Sewer Lift Station Pump Replacement
- l) Budget Amendment Decreasing Public Utilities Fund Balance \$25,000.00 and Increasing Account 400-650-604 (Professional Fees Other) \$25,000.00 for Lincolnshire Sewer Manhole Replacement
- m) Budget Amendment Decreasing General Fund Balance \$10,516.80 and Increasing Account 001-201-730 (Capital Machinery & Equipment) for Big Belly Stations
- n) Approve MDOT Replacement Memorandum of Understanding for Lake Harbour Drive Extension
- o) Approve Recommendation of Award for Highland Colony Parkway Rehabilitation Contingent Upon Approval by MDOT and Budget Amendment Decreasing General Fund Balance \$114,758.00 and Increasing Account 388-601-750 \$114,758.00
- p) Approve Burns Cooley Dennis Geotechnical Proposal for Lake Harbour Extension Contingent Upon Approval by CN Railroad

- q) Approve Laird & Smitthers Proposal for Structural Survey and Condition Assessment of the Existing Canadian National Box Culvert for Lake Harbour Drive Extension Contingent Upon Approval by CN Railroad
- r) Approve Rental Agreement with Pitney Bowes for Postage Machine
- s) Receive Privilege License Report for September 2016

3. PAYMENT OF CLAIMS

- a) Claims #133998 - 134307 and October 14, 2016 Payroll (\$1,409,498.30)

4. EXECUTIVE SESSION

ADJOURNMENT

INFORMATION FOR MAYOR AND BOARD

October 2016 Sales Tax Report

September 2016 Financial Statement

MEETING OF THE
MAYOR AND BOARD OF ALDERMAN OF THE
CITY OF RIDGELAND, MISSISSIPPI
October 4, 2016
6:00 PM

The Mayor opened the first regular October, 2016 meeting of the Mayor and Board of Aldermen to order. Present were Mayor Gene F. McGee, Alderman D. I. Smith, Alderman Ken Heard, Alderman Kevin Holder, Alderman Brian Ramsey, Alderman Wes Hamlin, Alderman Scott Jones, City Attorney Jerry Mills, and City Clerk Paula Tierce. Absent was Alderman Chuck Gautier. The meeting was opened with an invocation by Alderman Brian Ramsey followed by the pledge of allegiance.

The Mayor and Board of Aldermen were provided the City Attorney’s statement for services through September 23, 2016.

Lieutenant Brian Myers introduced Officer Christopher Green and Officer Dylan Pritchard who recently graduated from the Law Enforcement Academy.

Mayor McGee recognized City Clerk Paula Tierce for recently receiving the Outstanding Performance Award in the Dale Carnegie course.

Next came the matter of accepting the Minutes of the September 19, 2016 Work Session and the September 6, 2016 and September 20, 2016 Board of Aldermen meeting. The Minutes were accepted with no correction.

Next came the consideration of a petition for a dimensional variance for 221 Noland Circle, Ridgeland, Mississippi. Alderman Scott Jones moved to approve the dimensional variance. The Motion was seconded by Alderman Kevin Holder. After hearing comments from Edward Bush and Jimmy Whitehead a vote was taken thereon as follows:

Alderman D. I. Smith	Aye
Alderman Ken Heard	Aye
Alderman Chuck Gautier	Absent
Alderman Kevin Holder	Aye
Alderman Brian Ramsey	Aye
Alderman Scott Jones	Aye
Alderman Wes Hamlin	Aye

The Mayor then declared the Motion carried. A copy of the Ordinance is attached hereto as Exhibit “A”.

Next came the consideration of a petition for a dimensional variance for 431 Autumn Creek Drive. Alderman D. I. Smith moved to deny the petition for a dimensional variance. The motion was seconded by Alderman Kevin Holder and a vote was taken thereon as follows:

Alderman D. I. Smith	Aye
Alderman Ken Heard	Aye
Alderman Chuck Gautier	Absent
Alderman Kevin Holder	Aye
Alderman Brian Ramsey	Aye
Alderman Scott Jones	Aye
Alderman Wes Hamlin	Aye

The Mayor then declared the Motion carried. A copy of the Resolution is attached hereto as Exhibit “B”.

Next came the consideration of a petition for a conditional use permit for the property located at 646 Ridgewood Road, Ridgeland, Mississippi. Alderman Brian Ramsey moved to approve the conditional use permit. The motion was seconded by Alderman Brian Ramsey and a vote was taken thereon as follows:

Alderman D. I. Smith	Aye
Alderman Ken Heard	Aye
Alderman Chuck Gautier	Absent
Alderman Kevin Holder	Aye
Alderman Brian Ramsey	Aye
Alderman Scott Jones	Aye
Alderman Wes Hamlin	Aye

The Mayor then declared the Motion carried. A copy of the Ordinance is attached hereto as Exhibit “C”.

Next came the consideration of a petition for a conditional use permit for the property located at 239 Highway 51, Ridgeland, Madison County, Mississippi. Alderman Ken Heard moved to approve the conditional use permit. The motion was seconded by Alderman Brian Ramsey and a vote was taken thereon as follows:

Alderman D. I. Smith	Aye
Alderman Ken Heard	Aye
Alderman Chuck Gautier	Absent
Alderman Kevin Holder	Aye
Alderman Brian Ramsey	Aye
Alderman Scott Jones	Aye
Alderman Wes Hamlin	Aye

The Mayor then declared the Motion carried. A copy of the Ordinance is attached hereto as Exhibit “D”.

Next came the consideration of a petition for a conditional use permit for the building height and appurtenance height for the property located at 400 West parkway Place (Lot 8 The Quorum) and the associated amendment to the architectural elevations reflecting the amended building height. Alderman Scott Jones moved to approve the conditional use permit. The motion was seconded by Alderman Brian Ramsey and a vote was taken thereon as follows:

Alderman D. I. Smith	Aye
Alderman Ken Heard	Aye
Alderman Chuck Gautier	Absent
Alderman Kevin Holder	Aye
Alderman Brian Ramsey	Aye
Alderman Scott Jones	Aye
Alderman Wes Hamlin	Aye

The Mayor then declared the Motion carried. A copy of the Ordinance is attached hereto as Exhibit “E”.
A copy of the final rendering is attached hereto as Exhibit “F”.

Next came the consideration of a sign variance for 100 Dyess Road/832 E. County Line Road, Ridgeland, Mississippi. Alderman Kevin Holder moved to approve the sign variance contingent upon the aesthetic wrap and lettering modification. The motion was seconded by Alderman Scott Jones and a vote was taken thereon as follows:

Alderman D. I. Smith	Aye
Alderman Ken Heard	Aye
Alderman Chuck Gautier	Absent
Alderman Kevin Holder	Aye
Alderman Brian Ramsey	Aye

Alderman Scott Jones	Aye
Alderman Wes Hamlin	Aye

The Mayor then declared the Motion carried.

Next came the consideration of a funding request for Perkins Street drainage pipe replacement and necessary budget amendment. Alderman Ken Heard moved to approve the funding request and necessary budget amendment. The motion was seconded by Alderman Brian Ramsey and a vote was taken thereon as follows:

Alderman D. I. Smith	Nay
Alderman Ken Heard	Aye
Alderman Chuck Gautier	Absent
Alderman Kevin Holder	Nay
Alderman Brian Ramsey	Aye
Alderman Scott Jones	Nay
Alderman Wes Hamlin	Aye

The Mayor then voted nay and declared the Motion denied.

Next came the consideration of the items set out on the Consent Agenda. Alderman Wes Hamlin moved to approve the Consent Agenda:

- a) Site Plan and Architecture for RevClaims – *Order Attached Hereto As Exhibit “H”*
- b) Deputy Court Clerk Appointments – *Order Attached Hereto As Exhibit “I”*
- c) Special Event Permit for Colonial Heights Baptist Church – *Order Attached Hereto As Exhibit “J”*
- d) Special Event Permit for Sysco Jackson, LLC – *Order Attached Hereto As Exhibit “K”*
- e) Petition to Close and Vacate Certain Parts of a Street or Right-of-Way for Renaissance Phase III, LLC – *Order Attached Hereto As Exhibit “L”*
- f) Authority to Advertise for Bid for Highland Colony Parkway-Old Agency Traffic Signal Installation – *Order Attached Hereto As Exhibit “M”*
- g) Accept Checks for Keep Ridgeland Beautiful from ARES Holdings, LLC and Keep America Beautiful and Appointment of Barbara Hunter to Committee as Mayor’s Appointment – *Order Attached Hereto As Exhibit “N”*
- h) Mississippi Craft Center Parking Lot Phase II Contractor’s Pay Estimate #3 – *Order Attached Hereto As Exhibit “O”*
- i) Approve Samuel Lane Well EPA Grant Modification #6 for Grant Period Time Extension – *Order Attached Hereto As Exhibit “P”*
- j) Cost of Living Increase for Mayor & Board of Aldermen – *Order Attached Hereto As Exhibit “Q”*
- k) Pay Adjustment for Police Department Custodian and Other Pay Adjustments Requested During FY2017 Budget Planning Session – *Order Attached Hereto As Exhibit “R”*
- l) Compliance Questionnaire for Fiscal Year 2016 – *Order Attached Hereto As Exhibit “S”*

The motion was seconded by Alderman Kevin Holder and a vote was taken thereon as follows:

Alderman D. I. Smith	Aye
Alderman Ken Heard	Aye
Alderman Chuck Gautier	Absent
Alderman Kevin Holder	Aye
Alderman Brian Ramsey	Aye
Alderman Scott Jones	Aye
Alderman Wes Hamlin	Aye

The Mayor then declared the Motion carried.

PAYMENT OF CLAIMS

Next came for consideration the payment of claims. Alderman Scott Jones moved that claim numbers 133645 thru 133997 excluding the Costco related charges in Claim #133913 and the September 30, 2016 Payroll be paid. The Motion was seconded by Alderman Kevin Holder and a vote was taken thereon as follows:

Alderman D. I. Smith	Aye
Alderman Ken Heard	Aye
Alderman Chuck Gautier	Absent
Alderman Kevin Holder	Aye
Alderman Brian Ramsey	Aye
Alderman Scott Jones	Aye
Alderman Wes Hamlin	Aye

The Mayor then declared the Motion carried.

Next came the consideration of the payment of Costco related charges in Claim #133913. Alderman Scott Jones moved to pay the Costco related charges in Claim #133913. The motion was seconded by Alderman Wes Hamlin and a vote was taken thereon as follows:

Alderman D. I. Smith	Aye
Alderman Ken Heard	Nay
Alderman Chuck Gautier	Absent
Alderman Kevin Holder	Aye
Alderman Brian Ramsey	Aye
Alderman Scott Jones	Aye
Alderman Wes Hamlin	Aye

The Mayor then declared the Motion carried.

There being no further business before the Mayor and Board of Aldermen, the Mayor adjourned the meeting at 6:25 pm.

WITNESS MY SIGNATURE, this the _____ day of October, 2016.

GENE F. MCGEE, MAYOR

ATTEST:

PAULA TIERCE, CITY CLERK

**MINUTES OF THE SPECIAL WORK SESSION
OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF RIDGELAND
OCTOBER 3, 2016
3:00 P.M.**

The Mayor opened the work session of October 3, 2016 of the Mayor and Board of Aldermen. Present were Mayor Gene McGee, Alderman Wes Hamlin, Alderman Brian Ramsey, Alderman Ken Heard, City Clerk Paula Tierce, Community Development Director Alan Hart, Public Works Director Mike McCollum, and City Engineer Chris Bryson.

Discussion regarding the funding of the Colony Park Boulevard and City Center projects from the 2015 Bond Issue was discussed with no action being taken.

A copy of the Notice of Special Meeting is attached hereto as Exhibit “A”.

The meeting concluded at 3:47 p.m.

WITNESS MY SIGNATURE, this the _____ day of October, 2016.

Mayor Gene F. McGee

ATTEST:

Paula Tierce, City Clerk

**MINUTES OF THE WORK SESSION
OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF RIDGELAND
OCTOBER 3, 2016
6:00 P.M.**

The Mayor opened the work session of October 3, 2016 of the Mayor and Board of Aldermen. Present were Mayor Gene McGee, Alderman D. I. Smith, Alderman Chuck Gautier, Alderman Scott Jones, Alderman Kevin Holder, Alderman Wes Hamlin, Alderman Brian Ramsey, Alderman Ken Heard, City Attorney Jerry Mills, City Attorney John Scanlon, and City Clerk Paula Tierce.

The Mayor presented the proposed agenda, attached hereto as Exhibit “A”. Item “f” under Agenda Items was moved to the Consent Items and item “e” under Consent Items was moved to Agenda Items. Each item was discussed with no action being taken by the Mayor & Board of Aldermen.

The meeting concluded at 6:42 p.m.

WITNESS MY SIGNATURE, this the _____ day of October, 2016.

Mayor Gene F. McGee

ATTEST:

Paula Tierce, City Clerk

MINUTES OF THE MEETING
OF THE ZONING BOARD
OF THE CITY OF RIDGELAND, MISSISSIPPI

A meeting of the Zoning Board of the City of Ridgeland, Mississippi (the "Board") was duly called, held and conducted on Thursday, September 22, 2016, at 6:00 o'clock p.m. in the Ridgeland City Hall in the City of Ridgeland, Madison County, Mississippi.

The following members were present, to-wit:

Bernie Giessner
Larry Miller
Julius Murray
Rhett Stubblefield
Drew Malone

Absent:

Michelle Caballero
Mark Irby
Walter Cox

Also present:

Jerry L. Mills, Attorney
Matt Dodd, City of Ridgeland

* * * * *

Chairman Bernie Giessner called the meeting to order. Roll was called by the Vice Chairman, who announced that a majority of the voting members of the Board were present and that said number constituted a quorum to conduct business.

Chairman Giessner led the Pledge of Allegiance opened the meeting with prayer.

All members of the Board acknowledged receipt of the agenda and the agenda was as follows:

1. Call to Order/Invocation.
2. Adoption of Minutes.

3. Public Hearing for Petition and Application for Conditional Use Permit for Maloney Development Properties, LLC - *Petitioner*
Property Address/Description: Lot 8 Quorum
(September 22, 2016)
4. Public Hearing for Petition and Application for Conditional Use Permit for Elite Motorcars of MS, LLC - *Petitioner*
Property Address/Description: 239 Hwy. 51
(September 22, 2016)
5. Public Hearing for Petition and Application for Dimensional Variance for Katy S. Webster - *Petitioner*
Property Address/Description: 431 Autumn Creek Drive
(September 22, 2016)
6. Public Hearing for Petition and Application for Dimensional Variance for Connie Bennett - *Petitioner*
Property Address/Description: 221 Nolan Circle
(September 22, 2016)
7. Public Hearing for Petition and Application for Conditional Use Permit for Kenneth R. McKinion - *Petitioner*
Property Address/Description: 646 Ridgewood Road
(September 22, 2016)
8. Consider Resolution to Recommend Approval of Proposed Amendment and Reinstatement of the City's Tax Increment Financing Redevelopment Plan, 2003.
9. Old Business/New Business
10. Adjourn

The Board considered the Minutes of the August 18, 2016, meeting. Mr. Murray moved to approve the minutes. The motion was seconded by Mr. Miller and approved unanimously.

**Public Hearing for Petition and Application for a
Conditional Use Permit for Maloney Development Properties, LLC**

There was next a Public Hearing on the Petition and Application for a Conditional Use Permit for Maloney Development Properties, LLC for property known as Lot 8, The Quorum located at 400 W. Parkway Place. The subject property is zoned C-1. Talty Shannon appeared and spoke on behalf of and in support of the petition. Petitioner desires to build a building that

maintains the architectural standards and practices of the surrounding development on the subject property. Petitioner is requesting a variance from the required building height and roof appurtenances that will allow the rooftop air handling units to be concealed from view. Petitioner proposes to accomplish this by adding a parapet wall and architectural eifs screens which will add 6'6" to the building height. Petitioner stated that architectural screens and parapets are common practice through Colony Park and Township to conceal various mechanical roof appurtenances. Petitioner advised that with conditional use, the overall building height, including appurtenances, will be 54'6" and further stated its building will be shorter than the new Hampton Inn and Embassy Suites located across Steed Road from subject property.

There was no opposition to the conditional use.

On motion by Mr. Murray and seconded by Mr. Malone, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested conditional use permit to allow the building with the addition of a 6'6" parapet wall and architectural eifs screens making the overall building height 54'6" on the subject property.

Public Hearing for Petition and Application for a Conditional Use Permit for Elite Motorcars of MS, LLC

There was next a Public Hearing on the Petition and Application for a Conditional Use Permit for Elite Motorcars of MS, LLC for property located at 239 Hwy. 51. The property is presently zoned C-4. Petitioner's representatives appeared and spoke on behalf of and in support of the petition for conditional use permit as allowed under Section 440.03. Petitioner desires to operate an internet based automobile dealership on the subject property. Petitioner stated most of its business is by appointment only with the exception of only a few drive-by customers who stop in to see a vehicle. Petitioner stated that since it is an internet based dealership and does not rely solely on drive-by traffic, the majority of their vehicles will be stored inside the 7500 sq. ft. warehouse on the subject property. Petitioner stated its proposed use is compatible with surrounding properties and there should be no impact on traffic.

There was no opposition to the conditional use.

On motion by Mr. Malone and seconded by Mr. Miller, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested conditional use permit to allow the operation of an internet based automobile dealership on the subject property on the subject property.

Public Hearing for Petition and Application for Dimensional Variance for Katy S. Webster

There was next on the agenda the Petition and Application for Dimensional Variance for Katy S. Webster for property located at 431 Autumn Creek Drive. The subject property is

presently zoned R-2. Ms. Webster appeared and spoke on behalf of and in support of the petition for dimensional variance to change the dimensional requirements for an accessory structure to on the subject property. The Zoning Ordinance of the City of Ridgeland requires that an accessory structure be at least 10' from the side/rear property lines. Petitioner had placed a storage building at the rear of the subject property which does not meet the dimensional requirements for the subject property. Petitioner now requests a dimensional variance to change the dimensional requirements to 1'5" from the rear property line of the subject property.

Ms. Linda Walley who lives across the street from the subject property was present.

Mr. Mark _____ who lives next door from subject property was present.

There was no one to speak in opposition.

On motion by Mr. Murray and seconded by Mr. Malone the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they deny the dimensional variance requested by Petitioner.

Public Hearing for Petition and Application for Dimensional Variance for Connie Bennett

There was next on the agenda the Petition and Application for Dimensional Variance for Connie Bennett for property located at 221 Nolan Circle. The subject property is presently zoned R-1. Mike Crook appeared and spoke on behalf of and in support of the Petitioner's petition for dimensional variance to change the dimensional requirements for front yard fence on the subject property. Mr. Crook advised that applicant has had a stroke and was not able to attend the hearing. The Zoning Ordinance of the City of Ridgeland requires that fences in front yards in residential zones shall not exceed four (4) feet in height except in special cases set out therein. Petitioner had placed a six (6') fence in the front of the subject property which does not meet the dimensional requirements for the subject property. Petitioner now requests a dimensional variance to change the dimensional requirements to allow a 6' fence in front yard of the subject property.

Petitioner presented signatures of various neighbors who have no opposition to the petition.

Mr. Jimmy Whitehead who lives near the subject property was present in opposition to the petition and stated the fence does not match anything else.

Edward and Trish Bush who live near the subject property were present and spoke in opposition to the petition.

Motion was made by Mr. Stubblefield to recommend to the Mayor and Board of Aldermen that they approve the dimensional variance requested by the Petitioner. There was no second.

Motion was made by Mr. Miller to recommend to the Mayor and Board of Aldermen that they deny the dimensional variance requested by the Petitioner. There was no second.

No vote was taken and the matter was referred to the Mayor and Board of Aldermen without recommendation.

Public Hearing for Petition and Application for a Conditional Use Permit for Kenneth R. McKinion

There was next a Public Hearing on the Petition and Application for a Conditional Use Permit for Kenneth R. McKinion for property located at 646 Ridgewood Road. The property is presently zoned C-4. Sidney Smith appeared and spoke on behalf of and in support of the petition for conditional use permit as allowed under Section 440.03. Petitioner desires to operate a new furniture warehouse and retail furniture storefront on the subject property. Petitioner intends to operate off of an internet based website with limited property storefront opening hours. Petitioner intends to open the retail portion of business for 4 hours on Friday and 8 hours on Saturday. Opening hours will not be before 9:00 a.m. or after 8:00 p.m. Petitioner states that its proposed use is compatible with surrounding properties and there should be no impact on traffic.

There was no opposition to the conditional use.

On motion by Mr. Stubblefield and seconded by Mr. Malone, the Board voted unanimously to recommend to the Mayor and Board of Aldermen that they approve the requested conditional use permit to allow the operation of an internet based automobile dealership on the subject property on the subject property.

Resolution to Recommend Approval of Proposed Amendment and Reinstatement of the City's Tax Increment Financing Redevelopment Plan, 2003

Sam Keyes presented the Resolution to Recommend Approval of Proposed Amendment and Reinstatement of the City's Tax Increment Financing Redevelopment Plan, 2003. On motion by Mr. Malone and seconded by Mr. Murray, the Board voted unanimously to approve the Resolution.

OLD BUSINESS

None

NEW BUSINESS

None

There was no further business to be presented.

ADJOURNMENT

Mr. Miller moved that the meeting be adjourned and was seconded by Mr. Malone and approved unanimously.

WITNESS OUR HANDS, this the _____ day of _____, 2016.

BERNIE GIESSNER, Chairman

MICHELLE CABALLERO, Vice Chairman/Secretary

The City Clerk reported that pursuant to a resolution of the Mayor and Board of Aldermen (the "Governing Body") of the City of Ridgeland, Mississippi (the "City"), calling for a hearing to be held at 6:00 P.M. on Tuesday, October 18, 2016, with respect to the "Tax Increment Financing Redevelopment Plan, City of Ridgeland, Mississippi, 2003, as Amended and Restated October 2016" (the "Amended Redevelopment Plan"), she did cause a notice of the public hearing to be published in the *Madison County Herald*, a newspaper published in the City and having a general circulation in the City on October 6, 2016, as evidenced by proof of publication on file in the office of the Clerk. The Governing Body then called the meeting to order and the public hearing was duly convened. At that time, all present were given an opportunity to present oral and written comments on the Amended Redevelopment Plan. At the conclusion of the public hearing, Alderman _____ offered and moved the adoption of the following:

A RESOLUTION APPROVING AND ADOPTING THE "TAX INCREMENT FINANCING REDEVELOPMENT PLAN, CITY OF RIDGELAND, MISSISSIPPI, 2003, AS AMENDED AND RESTATED OCTOBER 2016;" AND FOR RELATED PURPOSES.

WHEREAS, under the power and authority granted by the laws of the State of Mississippi and particularly under Section 21-45-1 *et seq.*, Mississippi Code of 1972, as amended (the "TIF Act"), the Governing Body, on September 20, 2016, did adopt a certain resolution entitled:

RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MISSISSIPPI, DETERMINING THE NECESSITY FOR AND INVOKING THE AUTHORITY GRANTED TO MUNICIPALITIES BY THE LEGISLATURE WITH RESPECT TO TAX INCREMENT FINANCING AS SET FORTH IN 21-45-1 ET SEQ., MISSISSIPPI CODE OF 1972, AS AMENDED; DETERMINING THAT THE PUBLIC INTEREST REQUIRES THAT THE BOARD OF ALDERMAN OF THE CITY REVIEW SUCH AMENDMENT TO THE "TAX INCREMENT FINANCING REDEVELOPMENT PLAN, CITY OF RIDGELAND, MISSISSIPPI, 2003" ENTITLED "TAX INCREMENT FINANCING REDEVELOPMENT PLAN, CITY OF RIDGELAND, MISSISSIPPI, 2003, AS AMENDED AND RESTATED OCTOBER 2016"; A PUBLIC HEARING BE CONDUCTED IN CONNECTION WITH THE "TAX INCREMENT FINANCING REDEVELOPMENT PLAN, CITY OF RIDGELAND, MISSISSIPPI, 2003, AS AMENDED AND RESTATED OCTOBER 2016"; AND FOR RELATED PURPOSES.

WHEREAS, as directed by the aforesaid resolution and as required by law, a notice of public hearing was published one (1) time in the *Madison County Journal*, a newspaper having a general circulation within the City, and was so published in said newspaper on October 6, 2016, a date not less than ten (10) days nor more than twenty (20) days prior to said hearing date as required by the

TIF Act, as evidenced by the publisher's proof of publication of the same heretofore presented to the Governing Body and filed with the Clerk;

WHEREAS, the Notice of Public Hearing generally described the Amended Redevelopment Plan, and further called for a public hearing to be held in the regular meeting place of the Governing Body in City Hall, 304 Highway 51, Ridgeland, Mississippi, at 6:00 o'clock p.m., on the 18th day of October, 2016, in order for the general public to state and present their views on the Amended Redevelopment Plan; and

WHEREAS, at 6:00 P.M. on Tuesday, October 18, 2016, the public hearing was held, and all in attendance were given an opportunity to state or present their oral and/or written comments on the Amended Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY, AS FOLLOWS:

SECTION 1. That all of the findings and facts made and set forth in the preamble to this resolution shall be and the same are hereby found, declared and adjudicated to be true and correct.

SECTION 2. That on September 22, 2016, the City's Zoning Board approved the Amended Redevelopment Plan, which report of the Zoning Board is attached hereto as **EXHIBIT A**.

SECTION 3. That the Amended Redevelopment Plan conforms to the General Plan of the City.

SECTION 4. That no families will be displaced from the redevelopment area as a result of this redevelopment project.

SECTION 5. That the Amended Redevelopment Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the redevelopment area by private enterprise.

SECTION 6. That the redevelopment project is necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.

SECTION 7. That the Governing Body of the City is now fully authorized and empowered under the provisions of the TIF Act to adopt and implement the Amended Redevelopment Plan, attached hereto as **EXHIBIT B**, to adopt and implement the Amended Redevelopment Plan and does hereby adopt and approve such plan as the Amended Redevelopment Plan of the City to implement the Amended Redevelopment Plan for the development and redevelopment of the City and the City further adopts and approves all findings as set forth in such Amended Redevelopment Plan as part of this resolution.

Alderman _____ seconded the motion to adopt the foregoing resolution, and the question being put to a vote, the result was as follows:

Alderman D.I. Smith	Voted: _____
Alderman Ken Heard	Voted: _____
Alderman Chuck Gautier	Voted: _____
Alderman Kevin Holder	Voted: _____
Alderman Brian Ramsey	Voted: _____
Alderman Scott Jones	Voted: _____
Alderman Wesley Hamlin	Voted: _____

The motion having received the affirmative vote of a majority of all of the members of the Governing Body present, the Mayor declared the motion carried and the resolution adopted on this the 18th day of October, 2016.

CITY OF RIDGELAND, MISSISSIPPI

Gene F. McGee, Mayor

ATTEST:

Paula Tierce, City Clerk

(SEAL)

EXHIBIT A
Zoning Board Report

The Zoning Board for the City of Ridgeland, Mississippi (the "Zoning Board" of the "City"), took up for consideration the matter of approving a proposed amendment and restatement of the City's Tax Increment Financing Redevelopment Plan, 2003. After a discussion of the subject, Board Member Drew Malone offered and moved the adoption of the following resolution:

**RESOLUTION OF CITY OF RIDGELAND ZONING BOARD
RECOMMENDING APPROVAL OF PROPOSED AMENDMENT AND
RESTATMENT OF THE CITY'S TAX INCREMENT FINANCING
REDEVELOPMENT PLAN, 2003**

WHEREAS, the City is considering amending and restating its TAX INCREMENT FINANCING REDEVELOPMENT PLAN, 2003" (the "Redevelopment Plan") and has submitted the proposed amended and restated Redevelopment Plan, a copy of which is attached hereto as **EXHIBIT A** and made a part hereof (the "Amended and Restated Redevelopment Plan") for review and written recommendations for its conformity with the City's Comprehensive Plan, as amended; and

WHEREAS, the Zoning Board has reviewed the proposed Amended and Restated Redevelopment Plan, for its conformity to the City's Comprehensive Plan, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE ZONING BOARD:

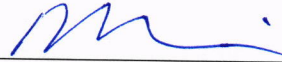
Section 1: The referenced proposed Amended and Restated Redevelopment Plan attached hereto as **Exhibit A** is found to conform to the Comprehensive Plan for the physical development of City as a whole and approval thereof is recommended.

Section 2: A certified copy of this resolution shall be delivered to the City Clerk for presentation to the Mayor and Board of Aldermen of the City.

Board Member Julius Murray seconded the motion to adopt the foregoing resolution, and the question being put to a roll call vote, the result was as follows:

Board Member Larry Miller	voted: AYE
Board Member Michelle Caballero	voted: ABSENT
Board Member Mark Irby	voted: ABSENT
Board Member Walter Cox	voted: ABSENT
Board Member Bernie Giessner	voted: AYE
Board Member Rhett Stubblefield	voted: AYE
Board Member Drew Malone	voted: AYE
Board Member Julius Murray	voted: AYE

The motion having received the affirmative vote of a majority of the members present, the Chairman declared the motion carried and the resolution adopted, on this the 22nd day of September, 2016.



CHAIRMAN

EXHIBIT A

PROPOSED

**AMENDED AND RESTATED TAX INCREMENT FINANCING
REDEVELOPMENT PLAN, CITY OF RIDGELAND, MISSISSIPPI, 2003**

ARTICLE I

INTRODUCTION

This *Tax Increment Financing Redevelopment Plan, City of Ridgeland, Mississippi, 2003, as Amended and Restated October 2016* (the "Redevelopment Plan") is an amendment to and a restatement of that *Tax Increment Financing Redevelopment Plan, City of Ridgeland, Mississippi, 2003*. The Redevelopment Plan is authorized pursuant to Section 21-45-1 et seq., Mississippi Code of 1972, as amended (the "TIF Act") and, among other things, is intended to facilitate the use of Tax Increment Financing ("TIF") in connection with the development and redevelopment of the City of Ridgeland, Mississippi (the "City"). This Redevelopment Plan has been developed in conformity with the goals, objectives, and strategies of the *2009 Comprehensive Plan for Ridgeland, Mississippi*, as the same may be amended and supplemented from time to time (the "Comprehensive Plan").

ARTICLE II

TAX INCREMENT FINANCING REDEVELOPMENT PLAN OBJECTIVES

- A. This Redevelopment Plan hereby incorporates by reference the goals, objectives, and intended purposes of the Comprehensive Plan and the various elements of the Comprehensive Plan as the same may be amended from time to time. A copy of the most current Comprehensive Plan is available at <http://www.ridgelandms.org/wp-content/uploads/2009-Comp-Plan.pdf>
- B. This Redevelopment Plan contemplates that the City will utilize TIF as a tool and incentive to assist the City in implementing goals, objectives, strategies, and recommendations of the Comprehensive Plan, and the Redevelopment Plan is intended to support and complement the Comprehensive Plan.
- C. The Redevelopment Plan and TIF Plans adopted by the Board of Aldermen of the City (the "Governing Body") will require that developments induced with TIF be constructed in accordance with the Comprehensive Plan and the objectives and requirements of *Official Zoning Ordinance of the City of Ridgeland*, as the same may be amended from time to time (the "Official Zoning Ordinance"); the *Subdivision Regulations/City of Ridgeland*, as the same may be amended from time to time (the "Subdivision Regulations"); the *Landscape Ordinance of the City of Ridgeland, May 1998* as the same may be amended from time to time (the "Landscape Ordinance"); the *Code of the City of Ridgeland, Mississippi*, as the same may be amended from time to time, codified pursuant to Mississippi Code Annotated Section 21-13-15 (the "City's Code"); the *Generalized Future Land Use and Transportation Plan* (the "Transportation Plan"); all building and related codes of the City as the same may be amended from time to time; all street and road design standards of the City and requirements of the City governing water,

sanitary sewer, natural gas, and drainage improvements, all as may be hereafter amended or supplemented from time to time. Copies of the above plans and regulations are available at <http://www.ridgelandms.org/ordinances-and-codes/>

ARTICLE III

DESCRIPTION OF REDEVELOPMENT AREA

The "Redevelopment Area" designated by this Redevelopment Plan will consist of all real property located within the corporate limits of the City. A boundary map of the Redevelopment Area encompassing all real property located within the corporate limits of the City is attached hereto in Exhibit A.

ARTICLE IV

REDEVELOPMENT TECHNIQUES TO IMPLEMENT POLICIES

A. This Redevelopment Plan shall be implemented primarily by the City, exercising the powers conferred upon the City by the TIF Act. The techniques to be used to meet the goals and objectives of this Redevelopment Plan include rehabilitation and renovation; expansion of existing buildings; acquisition of real property; demolition and removal of buildings; construction of improvements; new development and redevelopment; consolidation of title; elimination of environmental deficiencies and blighting influences; construction of off-street parking facilities; and encouragement of rehabilitation, renovation, new development and redevelopment by private enterprise.

1. **Rehabilitation and Renovation:** This Redevelopment Plan provides for the utilization of the TIF powers of the City to rehabilitate and renovate structures, which are:

- a. Substandard structures on which rehabilitation or renovation is practical in the judgment of the owners thereof.
- b. Structures in which, in the judgment of the owner thereof, rehabilitation will result in a higher and better use for the property on which such structure is located.

A substandard structure is a structure that does not conform to the building and related codes of the City as are in force and effect from time to time.

2. **Acquisition of Real Property:** Real property shall be acquired as provided in Article VI of this Redevelopment Plan.

3. **Demolition and Removal of Structures:** In some instances, this Redevelopment Plan will be implemented through the demolition and removal of structures, including the following, if necessary and appropriate:

- a. Substandard structures as to which, in the judgment of the owner thereof, rehabilitation is not practical;
- b. Structures, which in the judgment of the owner thereof, are economically obsolete;
- c. Structures, which in the judgment of the owner thereof, prevent maximum utilization of the property on which such structures are located;
- d. Structures that have been acquired by the City and the Governing Body of the City determines to be economically obsolete;
- e. Structures that have been acquired by the City and the Governing Body determines prevent the maximum utilization of the property on which such structures are located.

4. **Construction of Improvements:** This Redevelopment Plan provides for the construction of new improvements for uses on vacant or cleared land within the Redevelopment Area. Such construction shall be in accord with the Comprehensive Plan, Official Zoning Ordinance, Subdivision Regulations, Landscape Ordinance, the City's Code, all building and related codes, and other applicable codes and ordinances of the City as may be in force and effect.

5. **Development and Redevelopment:** Under the provisions of this Redevelopment Plan, vacant or cleared land held by the City may be disposed of to private parties for new development or redevelopment. Such disposition of land by the City shall be in accordance with the Redevelopment Plan and applicable law.

This Redevelopment Plan encourages the new development or redevelopment of vacant or cleared land, which is acquired by private enterprises.

6. **Consolidation of Title:** This Redevelopment Plan provides for the elimination of diverse patterns of ownership, which prevent or restrict development of large tracts of land. In the event that the City determines that optimum utilization of a particular tract of land cannot be attained because of diversity of ownership, and that action by the City is likely to enhance the possibility of development of such tracts, the City may take such actions as it determines to be necessary to consolidate title to such tract of land pursuant to applicable state law.

7. **Elimination of Environmental Deficiencies and Blighting Influences:** This Redevelopment Plan provides for the City to undertake to determine any and all factors, which prevent or restrict new development or redevelopment within the Redevelopment Area. The Governing Body of the City shall take such action as it deems necessary to reduce or eliminate such factors or the effects thereof. Environmental deficiencies and blighting influences the City may deem necessary to reduce or eliminate include, but are not necessarily limited to, physical conditions, ownership patterns, non-conforming land uses, improper development, brownfields, etc.

8. **Construction of Off-Street Parking Facilities:** This Redevelopment Plan provides for the construction of off-street parking facilities to serve the demand within the Redevelopment Area. Off-street parking facilities shall be constructed in accordance with the Comprehensive Plan, the Official Zoning Ordinance, the City's Code, and all other applicable codes and ordinances of the City.

9. **Encouragement of Rehabilitation, Renovation, New Development and Redevelopment by Private Enterprise**

1. This Redevelopment Plan provides that the City shall, to the greatest extent feasible, afford maximum opportunity to encourage the rehabilitation, renovation, new development and redevelopment of the redevelopment area (all lands lying within the corporate limits of the City) by private enterprise.
2. In order to utilize appropriate private and/or public resources to eliminate and prevent the development or spread of slums and urban blight, to encourage needed urban rehabilitation and renovation, to provide for the redevelopment of slum and blighted areas, to provide for and encourage the new development or redevelopment of vacant or cleared lands, the City shall encourage rehabilitation, renovation, clearance, new development or redevelopment within the redevelopment area by:
 - a. Carrying out a program of voluntary repair, renovation, and rehabilitation of buildings or other improvements in accordance with this Redevelopment Plan, including making loans to defray all or part of the costs (including costs of acquiring real estate) of repairing and rehabilitating buildings or other improvements in accordance with this Redevelopment Plan.
 - b. Making loans to defray all or part of the costs of acquiring real property, demolishing and removing buildings and improvements and constructing improvements (including buildings) in the redevelopment area in accordance with this Redevelopment Plan.

Such loans shall be made only from the proceeds of revenue bonds

or notes of the City secured solely by the City's rights in connection with such loans; shall be made upon such terms and conditions as the City shall determine, and shall be subject to such additional requirements as the City shall impose.

B. Pursuant to the TIF Act and Section 17-13-1 et seq., Mississippi Code of 1972, as amended (the "Interlocal Act"), the City may elect to enter into interlocal agreements to implement this Redevelopment Plan and TIF Plans adopted pursuant to this Redevelopment Plan.

ARTICLE V

LAND USES, MAXIMUM DENSITIES, LAND DEVELOPMENT, AND BUILDING REQUIREMENTS

A. **Land Uses/Zoning Ordinance:** This Redevelopment Plan will be implemented in accordance with the Comprehensive Plan and, therefore, provides for adherence to the Land Use Plan of the City. Land use in the Redevelopment Area is regulated by the Official Zoning Ordinance of the City. The Official Zoning Map delineating zoning districts (land use) is on file in the Office of the City Clerk of the City.

B. **Maximum Densities/Zoning Ordinance:** The Official Zoning Ordinance of the City shall regulate the maximum development densities in the Redevelopment Area.

C. **Land Development/Subdivision Regulations:** Any development assisted with TIF shall be developed in conformity with regulations and standards of the City governing the subdivision of land.

D. **Building Requirements/Building and Related Codes:** This Redevelopment Plan requires that any new construction and any rehabilitation shall meet the requirements of the building and all related codes of this City as may be in effect from time to time.

ARTICLE VI

REAL PROPERTY ACQUISITION

A. **Procedures:** This Redevelopment Plan requires that all property acquisitions by the City shall be made in accordance with the TIF Act. Discrimination of any kind shall be prohibited. Race, color, creed, national origin, age, and sex shall in no way affect any aspect of the land acquisition process.

B. **Property to Be Acquired:** Under the provisions of this Redevelopment Plan, the City

may, at its discretion, acquire real property (as defined in the TIF Act) for needed public facilities within the Redevelopment Area (including, but not limited to, surface or multi-story parking facilities, meeting spaces, arenas, parks and multiuse trails).

Where necessary to eliminate unhealthy, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, the City may, from time to time in its discretion, acquire mortgages made to finance costs of (1) acquiring real property, (2) demolishing and removing buildings and improvements, and (3) constructing improvements in the redevelopment area in accordance with this Redevelopment Plan.

ARTICLE VII

TRAFFIC CONTROL AND MAJOR CIRCULATION ROUTES

This Redevelopment Plan is to be implemented in conformity with the Comprehensive Plan. The City shall, from time to time, establish major traffic circulation routes for the Redevelopment Area and will maintain traffic controls. The Transportation Plan, Subdivision Regulations, City Codes, street design and construction standards of the City govern street widths, ingress and egress patterns, turn lanes, turn restrictions, and vehicle limitation established by weight.

These regulations, along with realignment, widening, and overlaying of existing streets will achieve improved traffic circulation and flow for City and pass-through traffic. Traffic control and circulation in the Redevelopment Area will utilize electronic signalization and will provide optimum access to existing and proposed off-street parking. This Redevelopment Plan will be implemented so as to efficiently integrate traffic circulation and flow into the zoning scheme of the City and the general circulation patterns of the community.

ARTICLE VIII

OFF-STREET PARKING, LOADING AND UNLOADING SPACE

This Redevelopment Plan conforms to the City's Official Zoning Ordinance, Subdivision Regulations, Landscape Ordinance, the City's Code, all building and related codes, and other applicable codes and ordinances of the City as may be in force and effect wherein off-street parking, loading and unloading space requirements shall be regulated and controlled.

ARTICLE IX

RELATIONSHIP TO POLICIES REGARDING APPROPRIATE LAND USES, IMPROVED TRAFFIC, PUBLIC TRANSPORTATION, PUBLIC UTILITIES, RECREATIONAL AND COMMUNITY FACILITIES, AND OTHER PUBLIC IMPROVEMENTS

This Redevelopment Plan is intended to serve, support and complement the City's Comprehensive Plan and all applicable Official Zoning Ordinance, Subdivision Regulations, Landscape Ordinance, the City's Code, the Transportation Plan, all building and related codes, and other applicable codes and ordinances of the City as may be in force and effect. By adhering to the purposes and the goals of the Comprehensive Plan, the ordinances and other regulations implemented by the City, the Redevelopment Plan will ensure consistent development and redevelopment in the Redevelopment Area.

This Redevelopment Plan seeks to utilize TIF to encourage capital investment that will encourage the redevelopment of blighted areas, strengthen the entire community by carefully planning the location of shopping centers and the design of business establishments, increase the tax base, increase retail sales tax rebates, and increase job opportunities in the City. The Redevelopment Plan seeks to encourage revitalization of the Redevelopment Area by inducing new development and redevelopment. Public facilities and services will be improved and properly maintained as a result of implementation of this Redevelopment Plan. The Redevelopment Plan seeks to encourage development and redevelopment projects and to insure their conformity to the City's Comprehensive Plan and all City ordinances.

ARTICLE X

PROVISIONS OF REGULATIONS DECLARED TO BE MINIMUM REQUIREMENTS

For the purposes of this Redevelopment Plan, regulations referred to shall be interpreted and applied as *minimum requirements*. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive or that imposing the higher standards shall govern.

ARTICLE XI

TAX INCREMENT FINANCING PLAN REQUIREMENTS ESTABLISHED

- A. A TIF Plan adopted pursuant to and in connection with this Redevelopment Plan shall, at a minimum, include the following:
- (1) A statement of the objectives of a municipality with regard to the TIF Plan;
 - (2) A statement indicating the need and proposed use of the TIF Plan in relationship to this Redevelopment Plan;
 - (3) A statement containing the cost estimates of the redevelopment project and the projected sources of revenue (ad valorem taxes, sales taxes, and the proceeds of any other financial assistance) to be used to meet the costs including estimates of tax increments and the total amount of indebtedness to be incurred;
 - (4) A list of all real property to be included in the TIF Plan;
 - (5) The duration of the TIF Plan's existence;
 - (6) A statement of the estimated impact of the TIF Plan upon the revenues of all taxing jurisdictions in which a redevelopment project is located;
 - (7) A statement requiring that a separate fund be established to receive ad valorem taxes and the proceeds of any other financial assistance;
 - (8) The amount of the "Captured Assessed Value" (as defined by the TIF Act) that the City intends to use for purposes of TIF;
 - (9) Provisions that the Governing Body shall by resolution, from time to time, determine (i) the division of ad valorem tax receipts, if any, that may be used to pay for the cost of all or any part of a redevelopment project, (ii) the duration of time in which such taxes may be used for such purposes, (iii) if the City shall issue bonds for such redevelopment project, and (iv) such other restrictions, rules and regulations as in the sole discretion of the Governing Body of the City shall be necessary in order to promote and protect the public interest;
 - (10) Contact information for the developer(s) of the redevelopment project; and
 - (11) Anticipated economic impacts from the redevelopment project, including anticipated job creation and benefits to the community.
- B. Before approving any TIF Plan, the Governing Body of the City shall hold a public

hearing thereon after published notice in a newspaper in which the City is authorized to publish legal notices as the same may be required by the TIF Act.

ARTICLE XII

WAIVER OF REQUIREMENTS AND SEVERABILITY

A. Any requirement or condition contained in this Redevelopment Plan may, upon request and for good cause shown, be waived or modified by the City to the extent permissible under law.

B. In any event any provision of this Redevelopment Plan is held by a court of competent jurisdiction to be illegal, invalid or contrary to public policy, such finding shall not affect the remaining provisions of this Redevelopment Plan, and this Redevelopment Plan shall be construed and continue in existence as if such illegal, invalid or contrary to public policy was not contained herein.

ARTICLE XIII

PROVISIONS FOR AMENDING THE PLAN

This Redevelopment Plan may be modified by the City in accordance with the provisions of the TIF Act, as the same may be amended from time to time.

Exhibit A-1

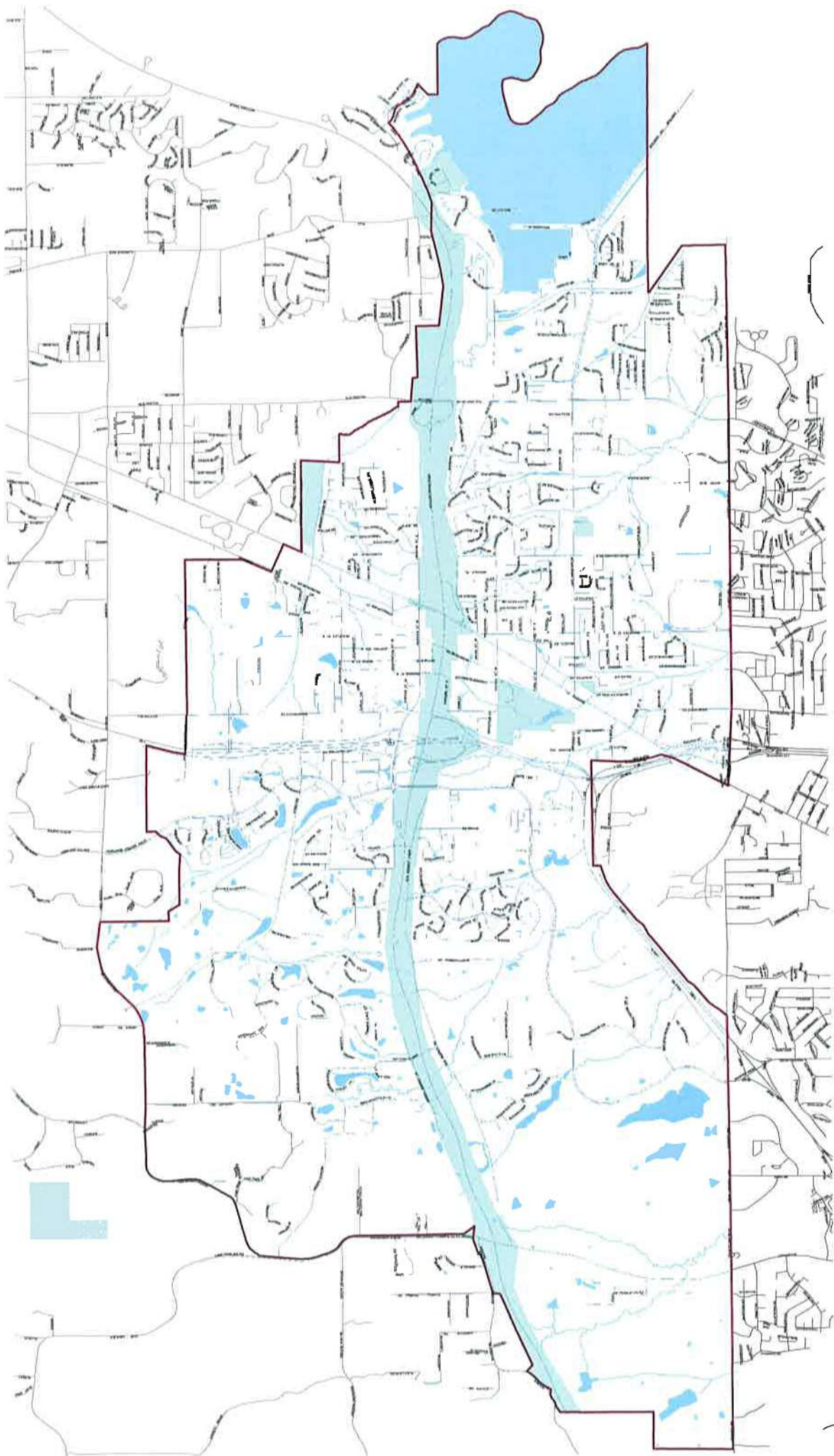


EXHIBIT B
Amended Redevelopment Plan

ARTICLE I

INTRODUCTION

This *Tax Increment Financing Redevelopment Plan, City of Ridgeland, Mississippi, 2003, as Amended and Restated October 2016* (the “Redevelopment Plan”) is an amendment to and a restatement of that *Tax Increment Financing Redevelopment Plan, City of Ridgeland, Mississippi, 2003*. The Redevelopment Plan is authorized pursuant to Section 21-45-1 et seq., Mississippi Code of 1972, as amended (the “TIF Act”) and, among other things, is intended to facilitate the use of Tax Increment Financing (“TIF”) in connection with the development and redevelopment of the City of Ridgeland, Mississippi (the “City”). This Redevelopment Plan has been developed in conformity with the goals, objectives, and strategies of the *2009 Comprehensive Plan for Ridgeland, Mississippi*, as the same may be amended and supplemented from time to time (the “Comprehensive Plan”).

ARTICLE II

TAX INCREMENT FINANCING REDEVELOPMENT PLAN OBJECTIVES

A. This Redevelopment Plan hereby incorporates by reference the goals, objectives, and intended purposes of the Comprehensive Plan and the various elements of the Comprehensive Plan as the same may be amended from time to time. A copy of the most current Comprehensive Plan is available at <http://www.ridgelandms.org/wp-content/uploads/2009-Comp-Plan.pdf>

B. This Redevelopment Plan contemplates that the City will utilize TIF as a tool and incentive to assist the City in implementing goals, objectives, strategies, and recommendations of the Comprehensive Plan, and the Redevelopment Plan is intended to support and complement the Comprehensive Plan.

C. The Redevelopment Plan and TIF Plans adopted by the Board of Aldermen of the City (the “Governing Body”) will require that developments induced with TIF be constructed in accordance with the Comprehensive Plan and the objectives and requirements of *Official Zoning Ordinance of the City of Ridgeland*, as the same may be amended from time to time (the “Official Zoning Ordinance”); the *Subdivision Regulations/City of Ridgeland*, as the same may be amended from time to time (the “Subdivision Regulations”); the *Landscape Ordinance of the City of Ridgeland, May 1998* as the same may be amended from time to time (the “Landscape Ordinance”); the *Code of the City of Ridgeland, Mississippi*, as the same may be amended from time to time, codified pursuant to Mississippi Code Annotated Section 21-13-15 (the “City’s Code”); the *Generalized Future Land Use and Transportation Plan* (the “Transportation Plan”); all building and related codes of the City as the same may be amended from time to time; all street and road design standards of the City and requirements of the City governing water,

sanitary sewer, natural gas, and drainage improvements, all as may be hereafter amended or supplemented from time to time. Copies of the above plans and regulations are available at <http://www.ridgelandms.org/ordinances-and-codes/>

ARTICLE III

DESCRIPTION OF REDEVELOPMENT AREA

The "Redevelopment Area" designated by this Redevelopment Plan will consist of all real property located within the corporate limits of the City. A boundary map of the Redevelopment Area encompassing all real property located within the corporate limits of the City is attached hereto in Exhibit A.

ARTICLE IV

REDEVELOPMENT TECHNIQUES TO IMPLEMENT POLICIES

A. This Redevelopment Plan shall be implemented primarily by the City, exercising the powers conferred upon the City by the TIF Act. The techniques to be used to meet the goals and objectives of this Redevelopment Plan include rehabilitation and renovation; expansion of existing buildings; acquisition of real property; demolition and removal of buildings; construction of improvements; new development and redevelopment; consolidation of title; elimination of environmental deficiencies and blighting influences; construction of off-street parking facilities; and encouragement of rehabilitation, renovation, new development and redevelopment by private enterprise.

1. **Rehabilitation and Renovation:** This Redevelopment Plan provides for the utilization of the TIF powers of the City to rehabilitate and renovate structures, which are:

- a. Substandard structures on which rehabilitation or renovation is practical in the judgment of the owners thereof.
- b. Structures in which, in the judgment of the owner thereof, rehabilitation will result in a higher and better use for the property on which such structure is located.

A substandard structure is a structure that does not conform to the building and related codes of the City as are in force and effect from time to time.

2. **Acquisition of Real Property:** Real property shall be acquired as provided in Article VI of this Redevelopment Plan.

3. **Demolition and Removal of Structures:** In some instances, this Redevelopment Plan will be implemented through the demolition and removal of structures, including the following, if necessary and appropriate:

- a. Substandard structures as to which, in the judgment of the owner thereof, rehabilitation is not practical;
- b. Structures, which in the judgment of the owner thereof, are economically obsolete;
- c. Structures, which in the judgment of the owner thereof, prevent maximum utilization of the property on which such structures are located;
- d. Structures that have been acquired by the City and the Governing Body of the City determines to be economically obsolete;
- e. Structures that have been acquired by the City and the Governing Body determines prevent the maximum utilization of the property on which such structures are located.

4. **Construction of Improvements:** This Redevelopment Plan provides for the construction of new improvements for uses on vacant or cleared land within the Redevelopment Area. Such construction shall be in accord with the Comprehensive Plan, Official Zoning Ordinance, Subdivision Regulations, Landscape Ordinance, the City's Code, all building and related codes, and other applicable codes and ordinances of the City as may be in force and effect.

5. **Development and Redevelopment:** Under the provisions of this Redevelopment Plan, vacant or cleared land held by the City may be disposed of to private parties for new development or redevelopment. Such disposition of land by the City shall be in accordance with the Redevelopment Plan and applicable law.

This Redevelopment Plan encourages the new development or redevelopment of vacant or cleared land, which is acquired by private enterprises.

6. **Consolidation of Title:** This Redevelopment Plan provides for the elimination of diverse patterns of ownership, which prevent or restrict development of large tracts of land. In the event that the City determines that optimum utilization of a particular tract of land cannot be attained because of diversity of ownership, and that action by the City is likely to enhance the possibility of development of such tracts, the City may take such actions as it determines to be necessary to consolidate title to such tract of land pursuant to applicable state law.

7. **Elimination of Environmental Deficiencies and Blighting Influences:** This Redevelopment Plan provides for the City to undertake to determine any and all factors, which prevent or restrict new development or redevelopment within the Redevelopment Area. The Governing Body of the City shall take such action as it deems necessary to reduce or eliminate such factors or the effects thereof. Environmental deficiencies and blighting influences the City may deem necessary to reduce or eliminate include, but are not necessarily limited to, physical conditions, ownership patterns, non-conforming land uses, improper development, brownfields, etc.

8. **Construction of Off-Street Parking Facilities:** This Redevelopment Plan provides for the construction of off-street parking facilities to serve the demand within the Redevelopment Area. Off-street parking facilities shall be constructed in accordance with the Comprehensive Plan, the Official Zoning Ordinance, the City's Code, and all other applicable codes and ordinances of the City.

9. **Encouragement of Rehabilitation, Renovation, New Development and Redevelopment by Private Enterprise**

1. This Redevelopment Plan provides that the City shall, to the greatest extent feasible, afford maximum opportunity to encourage the rehabilitation, renovation, new development and redevelopment of the redevelopment area (all lands lying within the corporate limits of the City) by private enterprise.
2. In order to utilize appropriate private and/or public resources to eliminate and prevent the development or spread of slums and urban blight, to encourage needed urban rehabilitation and renovation, to provide for the redevelopment of slum and blighted areas, to provide for and encourage the new development or redevelopment of vacant or cleared lands, the City shall encourage rehabilitation, renovation, clearance, new development or redevelopment within the redevelopment area by:
 - a. Carrying out a program of voluntary repair, renovation, and rehabilitation of buildings or other improvements in accordance with this Redevelopment Plan, including making loans to defray all or part of the costs (including costs of acquiring real estate) of repairing and rehabilitating buildings or other improvements in accordance with this Redevelopment Plan.
 - b. Making loans to defray all or part of the costs of acquiring real property, demolishing and removing buildings and improvements and constructing improvements (including buildings) in the redevelopment area in accordance with this Redevelopment Plan.

Such loans shall be made only from the proceeds of revenue bonds

or notes of the City secured solely by the City's rights in connection with such loans; shall be made upon such terms and conditions as the City shall determine, and shall be subject to such additional requirements as the City shall impose.

B. Pursuant to the TIF Act and Section 17-13-1 et seq., Mississippi Code of 1972, as amended (the "Interlocal Act"), the City may elect to enter into interlocal agreements to implement this Redevelopment Plan and TIF Plans adopted pursuant to this Redevelopment Plan.

ARTICLE V

LAND USES, MAXIMUM DENSITIES, LAND DEVELOPMENT, AND BUILDING REQUIREMENTS

A. **Land Uses/Zoning Ordinance:** This Redevelopment Plan will be implemented in accordance with the Comprehensive Plan and, therefore, provides for adherence to the Land Use Plan of the City. Land use in the Redevelopment Area is regulated by the Official Zoning Ordinance of the City. The Official Zoning Map delineating zoning districts (land use) is on file in the Office of the City Clerk of the City.

B. **Maximum Densities/Zoning Ordinance:** The Official Zoning Ordinance of the City shall regulate the maximum development densities in the Redevelopment Area.

C. **Land Development/Subdivision Regulations:** Any development assisted with TIF shall be developed in conformity with regulations and standards of the City governing the subdivision of land.

D. **Building Requirements/Building and Related Codes:** This Redevelopment Plan requires that any new construction and any rehabilitation shall meet the requirements of the building and all related codes of this City as may be in effect from time to time.

ARTICLE VI

REAL PROPERTY ACQUISITION

A. **Procedures:** This Redevelopment Plan requires that all property acquisitions by the City shall be made in accordance with the TIF Act. Discrimination of any kind shall be prohibited. Race, color, creed, national origin, age, and sex shall in no way affect any aspect of the land acquisition process.

B. **Property to Be Acquired:** Under the provisions of this Redevelopment Plan, the City

may, at its discretion, acquire real property (as defined in the TIF Act) for needed public facilities within the Redevelopment Area (including, but not limited to, surface or multi-story parking facilities, meeting spaces, arenas, parks and multiuse trails).

Where necessary to eliminate unhealthy, unsanitary or unsafe conditions, lessen density, eliminate obsolete or other uses detrimental to the public welfare, or otherwise to remove or prevent the spread of blight or deterioration, the City may, from time to time in its discretion, acquire mortgages made to finance costs of (1) acquiring real property, (2) demolishing and removing buildings and improvements, and (3) constructing improvements in the redevelopment area in accordance with this Redevelopment Plan.

ARTICLE VII

TRAFFIC CONTROL AND MAJOR CIRCULATION ROUTES

This Redevelopment Plan is to be implemented in conformity with the Comprehensive Plan. The City shall, from time to time, establish major traffic circulation routes for the Redevelopment Area and will maintain traffic controls. The Transportation Plan, Subdivision Regulations, City Codes, street design and construction standards of the City govern street widths, ingress and egress patterns, turn lanes, turn restrictions, and vehicle limitation established by weight.

These regulations, along with realignment, widening, and overlaying of existing streets will achieve improved traffic circulation and flow for City and pass-through traffic. Traffic control and circulation in the Redevelopment Area will utilize electronic signalization and will provide optimum access to existing and proposed off-street parking. This Redevelopment Plan will be implemented so as to efficiently integrate traffic circulation and flow into the zoning scheme of the City and the general circulation patterns of the community.

ARTICLE VIII

OFF-STREET PARKING, LOADING AND UNLOADING SPACE

This Redevelopment Plan conforms to the City's Official Zoning Ordinance, Subdivision Regulations, Landscape Ordinance, the City's Code, all building and related codes, and other applicable codes and ordinances of the City as may be in force and effect wherein off-street parking, loading and unloading space requirements shall be regulated and controlled.

ARTICLE IX

RELATIONSHIP TO POLICIES REGARDING APPROPRIATE LAND USES, IMPROVED TRAFFIC, PUBLIC TRANSPORTATION, PUBLIC UTILITIES, RECREATIONAL AND COMMUNITY FACILITIES, AND OTHER PUBLIC IMPROVEMENTS

This Redevelopment Plan is intended to serve, support and complement the City's Comprehensive Plan and all applicable Official Zoning Ordinance, Subdivision Regulations, Landscape Ordinance, the City's Code, the Transportation Plan, all building and related codes, and other applicable codes and ordinances of the City as may be in force and effect. By adhering to the purposes and the goals of the Comprehensive Plan, the ordinances and other regulations implemented by the City, the Redevelopment Plan will ensure consistent development and redevelopment in the Redevelopment Area.

This Redevelopment Plan seeks to utilize TIF to encourage capital investment that will encourage the redevelopment of blighted areas, strengthen the entire community by carefully planning the location of shopping centers and the design of business establishments, increase the tax base, increase retail sales tax rebates, and increase job opportunities in the City. The Redevelopment Plan seeks to encourage revitalization of the Redevelopment Area by inducing new development and redevelopment. Public facilities and services will be improved and properly maintained as a result of implementation of this Redevelopment Plan. The Redevelopment Plan seeks to encourage development and redevelopment projects and to insure their conformity to the City's Comprehensive Plan and all City ordinances.

ARTICLE X

PROVISIONS OF REGULATIONS DECLARED TO BE MINIMUM REQUIREMENTS

For the purposes of this Redevelopment Plan, regulations referred to shall be interpreted and applied as *minimum requirements*. Whenever the requirements of these regulations are at variance with the requirements of any other lawfully adopted rules, regulations, ordinances, deed restrictions or covenants, the most restrictive or that imposing the higher standards shall govern.

ARTICLE XI

TAX INCREMENT FINANCING PLAN REQUIREMENTS ESTABLISHED

- A. A TIF Plan adopted pursuant to and in connection with this Redevelopment Plan shall, at a minimum, include the following:
- (1) A statement of the objectives of a municipality with regard to the TIF Plan;
 - (2) A statement indicating the need and proposed use of the TIF Plan in relationship to this Redevelopment Plan;
 - (3) A statement containing the cost estimates of the redevelopment project and the projected sources of revenue (ad valorem taxes, sales taxes, and the proceeds of any other financial assistance) to be used to meet the costs including estimates of tax increments and the total amount of indebtedness to be incurred;
 - (4) A list of all real property to be included in the TIF Plan;
 - (5) The duration of the TIF Plan's existence;
 - (6) A statement of the estimated impact of the TIF Plan upon the revenues of all taxing jurisdictions in which a redevelopment project is located;
 - (7) A statement requiring that a separate fund be established to receive ad valorem taxes and the proceeds of any other financial assistance;
 - (8) The amount of the "Captured Assessed Value" (as defined by the TIF Act) that the City intends to use for purposes of TIF;
 - (9) Provisions that the Governing Body shall by resolution, from time to time, determine (i) the division of ad valorem tax receipts, if any, that may be used to pay for the cost of all or any part of a redevelopment project, (ii) the duration of time in which such taxes may be used for such purposes, (iii) if the City shall issue bonds for such redevelopment project, and (iv) such other restrictions, rules and regulations as in the sole discretion of the Governing Body of the City shall be necessary in order to promote and protect the public interest;
 - (10) Contact information for the developer(s) of the redevelopment project; and
 - (11) Anticipated economic impacts from the redevelopment project, including anticipated job creation and benefits to the community.

- B. Before approving any TIF Plan, the Governing Body of the City shall hold a public

hearing thereon after published notice in a newspaper in which the City is authorized to publish legal notices as the same may be required by the TIF Act.

ARTICLE XII

WAIVER OF REQUIREMENTS AND SEVERABILITY

A. Any requirement or condition contained in this Redevelopment Plan may, upon request and for good cause shown, be waived or modified by the City to the extent permissible under law.

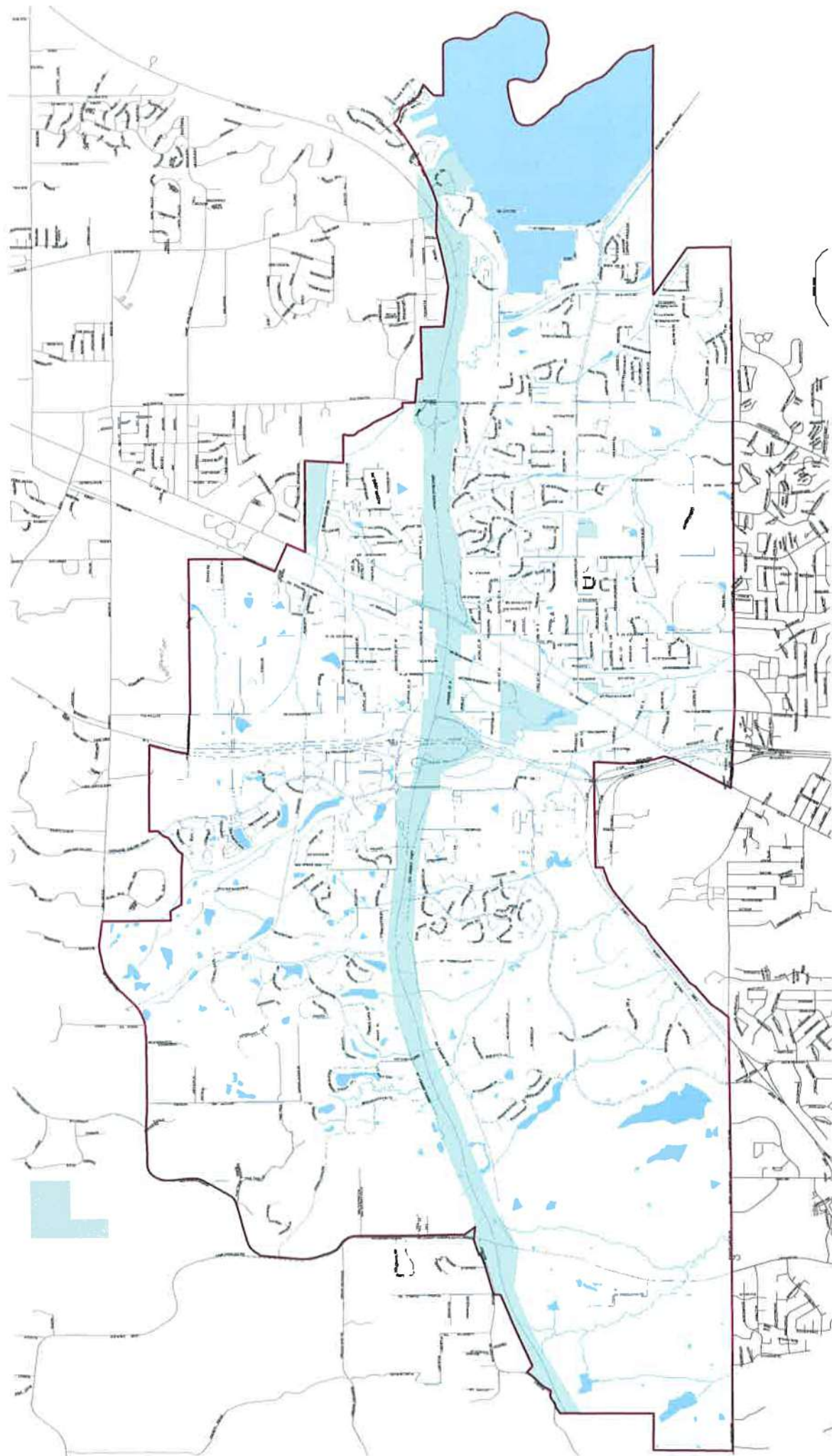
B. In any event any provision of this Redevelopment Plan is held by a court of competent jurisdiction to be illegal, invalid or contrary to public policy, such finding shall not affect the remaining provisions of this Redevelopment Plan, and this Redevelopment Plan shall be construed and continue in existence as if such illegal, invalid or contrary to public policy was not contained herein.

ARTICLE XIII

PROVISIONS FOR AMENDING THE PLAN

This Redevelopment Plan may be modified by the City in accordance with the provisions of the TIF Act, as the same may be amended from time to time.

EXHIBIT A





October 10, 2016

TO: Mayor & Board of Aldermen

FROM: John R. Neal, Chief of Police 

SUBJECT: Special Event – Fleet Feet Sports (Turkey Day 8K)

I have attached a request for a Special Event Permit from Chris Walker with Fleet Feet Sports. This event is their annual Turkey Day 8K race scheduled Thursday, November 24, 2016 from 7:00 a.m. to 9:00 a.m. at Trace Station, 500 Highway 51. Race route is attached for your review.

Mr. Walker is expecting a crowd of approximately 1000 and Fleet Feet Sports facilities will be open for use of its facilities as well as four (4) portable restrooms on-site to accommodate participants. Fleet Feet Sports staff and volunteers will be responsible for setting up and cleaning up upon conclusion.

This event will not generate overtime for the police department and the on-duty traffic unit will coordinate with the Animal Control Officer, Booking Officer and COP Officer for traffic control at intersections along course.

Checks in the amounts of \$100.00 and \$1,000.00 representing requisite filing fee and bond money are attached.

Your consideration and approval will be greatly appreciated.

CC: Lt. Brian Myers

Attachments (1)

115 west school street • ridgeland, ms 39157
ph: 601.856.2121 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John R. Neal - chief of police
board of aldermen: D.I. Smith, cmo - at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo, mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6

City of Ridgeland
Application for
SPECIAL EVENTS PERMIT

Name & Address FLEET FEET SPORTS
Of 500 HWY 51 SUITE Z
Individual/Business: RIDGELAND, MS 39157

Type of Event: (Details) 6th ANNUAL TURKEY DAY 8K RUN/WALK
THE RACE BEGINS AT THE INTERSECTION OF HWY 51 AND JACKSON STREET. IT
GOES NORTH ON HWY 51, RIGHT ON MCCLELLAN, AND RIGHT ON OLD CANTON.
IT TAKES A LEFT ONTO THE MULTI-PURPOSE TRAIL AFTER GOING UNDER THE
Location of Event: NATCHEZ TRACE BRIDGE. IT LOOPS BACK OVER OLD CANTON, TAKES A RIGHT ON

JACKSON ST, AND LEFT TO FINISH IN T
Date(s) of Event: NOVEMBER 24th 2016 to _____
Hours of Event: 7:00 AM to 9:00 AM
Estimated Crowd Size: 1000

What arrangements will be made for adequate restroom facilities: WE WILL HAVE 4
PORT-O-POTTIES AT THE START/FINISH PLUS ACCESS TO BATHROOMS IN FLEET FEET

What arrangements will be made for clean-up at completion of event: WE WILL CLEAN UP
AT THE START/FINISH PLUS ALONG THE COURSE

Contact Person: CHRIS WALKER Phone: 601-899-9696
Signature of Contact Person: Chris Walker Date: 9/15/16

You must do the following before your application will be considered:

- 1). You must present to the Chief of Police or his designee your plan for parking and traffic control. You must state in this plan whether or not police or private security personnel will be needed to direct and handle traffic and parking.
- 2). If the event is to have outdoor music, a written statement will be required from the applicant stating that the applicant will comply with the noise ordinance of the City of Ridgeland, MS.
- 3). If there is a need for Police Department and/or Public Works Department personnel to work in controlling the special event, the applicant will agree in writing to pay this cost.
- 4). The applicant may be required to post a bond in the minimum amount of One Thousand Dollars (\$1,000.00) with the City Clerk. This is to insure that the event area is immediately cleaned up after its conclusion, and any City employee who works overtime as a result of the special event, will be compensated from the bond proceeds.
- 5). Submit the above application and information to the City Clerk with a non-refundable filing fee of One Hundred Dollars (\$100.00).

☒ Approved Chief of Police/or Designee [Signature]
☐ Denied Date: 10 OCT 2016

* A copy of the Special Events Ordinance should be attached to this permit when applicant receives it*

Turkey Day 8K- November 24, 2016

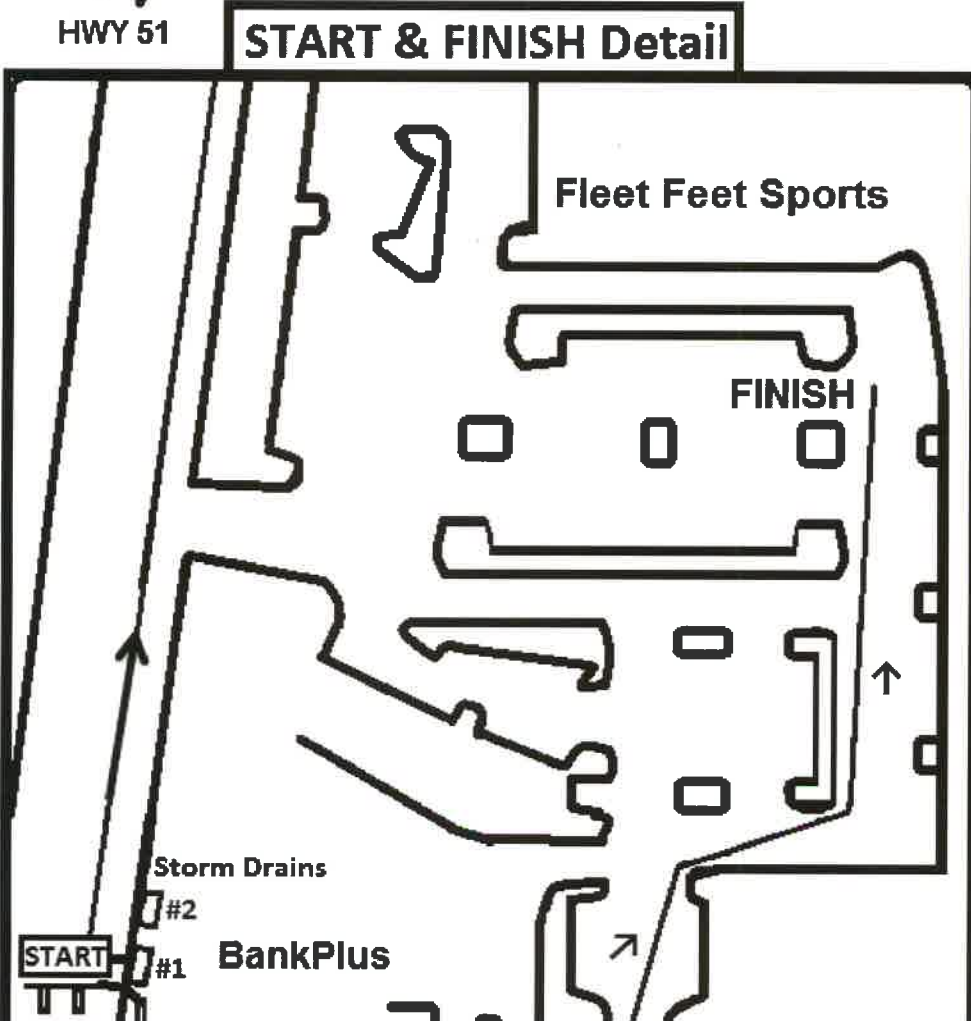
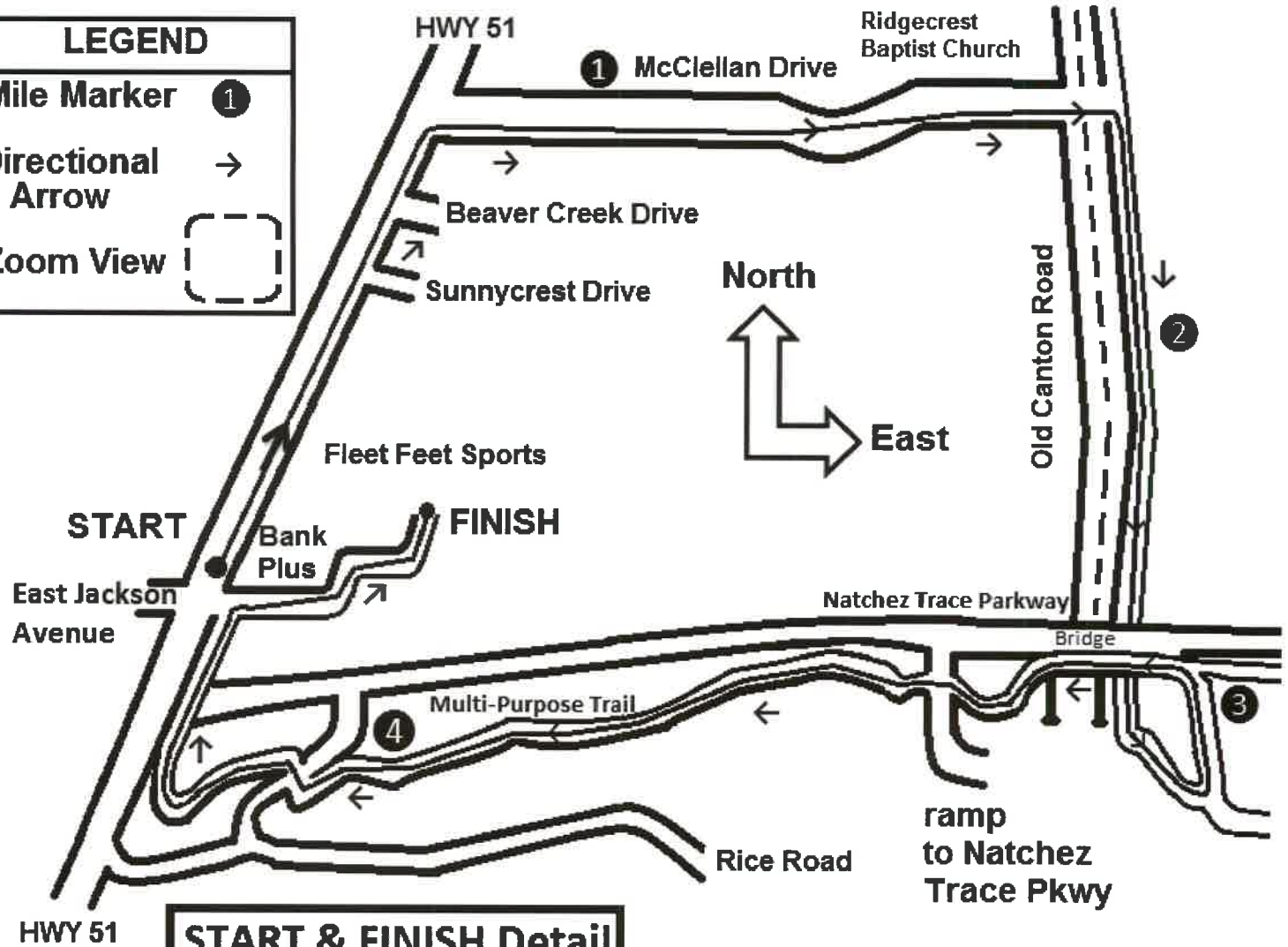
Details for event permit

Parking and Traffic Control- The Trace Station parking lot and surrounding parking lots will be used for parking. None of the businesses are open at this time. We will need traffic control on Hwy 51 and major intersections. A course map is attached.

Race Course- The race begins on Hwy 51 in the right northbound lane. It goes right on McClellan, and then right on Old Canton. After going under the Natchez trace, it takes a left onto the Multiuse trail, and loops back over Old Canton. It goes right on Jackson St, and left to finish in the Trace Station parking lot.

Marketing- We will put a banner up the week prior in front of Fleet Feet Sports.

LEGEND	
Mile Marker	①
Directional Arrow	→
Zoom View	[]



Restrictions	Participants are restricted to the sidewalk on the East side of Old Canton Road.
START	On HWY 51 heading North. Middle of the 1st drain north of the intersection of HWY 51 and East Jackson Street. ?? ft north of the traffic light pole located on the east side of HWY 51 next to BankPlus.
Mile 1	On McClellan Road heading East.
Mile 2	On the sidewalk parallel to Old Canton Road heading South.
Mile 3	On the multipurpose trail heading West.
Mile 4	On the multipurpose trail heading West.
FINISH	In the parking lot heading North

Magnolia Racing LLC
500 Hwy 51 Ste Z
Ridgeland, MS 39157
(601) 899-9696

85-27-653

1115

DATE 9/21/16

PAY TO THE ORDER OF CITY OF RIDGELAND \$ 100.00
ONE HUNDRED AND 00/100 DOLLARS

MEMO TURKEY DAY 8K

 **Trustmark**
National Bank

Ch. Hill

⑆065300279⑆ ⑈1002171957⑈ 1115

END STUDIOS SAFETY PAPER

Security Features Included. Details on Back.

Magnolia Racing LLC
500 Hwy 51 Ste Z
Ridgeland, MS 39157
(601) 899-9696

85-27-653

1114

DATE 9/21/16

PAY TO THE ORDER OF CITY OF RIDGELAND \$ 1000.00
ONE THOUSAND AND 00/100 DOLLARS

MEMO TURKEY DAY 8K

 **Trustmark**
National Bank

Ch. Hill

⑆065300279⑆ ⑈1002171957⑈ 1114

END STUDIOS SAFETY PAPER

Security Features Included. Details on Back.

The City Clerk reported that pursuant to a resolution of the Mayor and Board of Aldermen (the "Governing Body") of the City of Ridgeland, Mississippi (the "City"), calling for a hearing to be held at 6:00 P.M. on Tuesday, October 18, 2016, with respect to the Tax Increment Financing Plan, Colony Park Project, City of Ridgeland, Mississippi, December 2004, As Amended and Restated September 2016 (the "Amended TIF Plan"), she did cause such notice of the public hearing to be published in the *Madison County Journal*, a newspaper having a general circulation in the City on October 6, 2016, as evidenced by the proof of publication on file in the office of the Clerk. The Mayor then called the meeting to order, and the public hearing was duly convened. At that time, all present were given an opportunity to present oral and/or written comments on the Amended TIF Plan. At the conclusion of the public hearing, Alderman _____ offered and moved the adoption of the following resolution:

A RESOLUTION APPROVING THE ADOPTION OF AND IMPLEMENTATION OF THE "TAX INCREMENT FINANCING PLAN, COLONY PARK PROJECT, CITY OF RIDGELAND, MISSISSIPPI, DECEMBER 2004, AS AMENDED AND RESTATED SEPTEMBER 2016."

WHEREAS, under the power and authority granted by the laws of the State of Mississippi and particularly under Section 21-45-1 *et seq.*, Mississippi Code of 1972, as amended (the "TIF Act"), the Governing Body, on September 20, 2016, did adopt a certain resolution entitled:

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MISSISSIPPI, DETERMINING THE NECESSITY FOR AND INVOKING THE AUTHORITY GRANTED TO MUNICIPALITIES BY THE LEGISLATURE WITH RESPECT TO TAX INCREMENT FINANCING AS SET FORTH IN SECTION 21-45-1 ET SEQ. MISSISSIPPI CODE OF 1972, AS AMENDED; DETERMINING THAT THE "TAX INCREMENT FINANCING PLAN, COLONY PARK PROJECT, CITY OF RIDGELAND, MISSISSIPPI, DECEMBER 2004, AS AMENDED AND RESTATED SEPTEMBER 2016," PROPOSES A PROJECT THAT IS ELIGIBLE FOR TAX INCREMENT FINANCING UNDER THE LAWS OF THE STATE; THAT A PUBLIC HEARING BE CONDUCTED IN CONNECTION WITH THE "TAX INCREMENT FINANCING PLAN, COLONY PARK PROJECT, CITY OF RIDGELAND, MISSISSIPPI, DECEMBER 2004, AS AMENDED AND RESTATED SEPTEMBER 2016;" AND FOR RELATED PURPOSES.

WHEREAS, as directed by the aforesaid resolution and as required by law, a notice of public hearing was published one (1) time in the *Madison County Journal*, a newspaper having a general circulation within the City, and was so published in said newspaper on October 6, 2016, a date not less than ten (10) days nor more than twenty (20) days prior to said hearing date as required by the TIF Act, as evidenced by the publisher's proof of publication of the same heretofore presented to the Governing Body and filed with the Clerk;

WHEREAS, the notice of public hearing generally described the Amended TIF Plan and further called for a public hearing to be held at the regular meeting place of the Governing Body in the City Hall of the City, 304 Highway 51, Ridgeland, Mississippi, at 6:00 P.M. on Tuesday, October 18, 2016, in order for the general public to state or present their views on the Amended TIF Plan; and

WHEREAS, at 6:00 P.M. on Tuesday, October 18, 2016, the public hearing was held, and all in attendance were given an opportunity to state or present their oral and/or written comments on the Amended TIF Plan.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City, as follows:

SECTION ONE. That all of the findings of fact made and set forth in the preamble to this Resolution shall be and the same are hereby found, declared, and adjudicated to be true and correct.

SECTION TWO. That the Governing Body of the City is now fully authorized and empowered under the provisions of the TIF Act to adopt and implement the Amended TIF Plan, attached hereto as **EXHIBIT A**, and do hereby adopt and approve such Amended TIF Plan as presented in order to assist in the development of the proposed Project (as defined in the Amended TIF Plan) and may participate jointly with Madison County, Mississippi, to issue tax increment financing bonds or notes in one or more series in an amount not to exceed Forty-Two Million Five Hundred Thousand Dollars (\$42,500,000) (the "Bonds") to finance the cost of various improvements in connection with the Amended TIF Plan.

SECTION THREE. That the Bonds of the City shall be issued pursuant to further proceedings of the Governing Body of the City.

Alderman _____ seconded the motion to adopt the foregoing resolution, and the question being put to a vote, the result was as follows:

Alderman D.I. Smith	Voted: _____
Alderman Ken Heard	Voted: _____
Alderman Chuck Gautier	Voted: _____
Alderman Kevin Holder	Voted: _____
Alderman Brian Ramsey	Voted: _____
Alderman Scott Jones	Voted: _____
Alderman Wesley Hamlin	Voted: _____

The motion having received the affirmative vote of a majority of all of the members of the Governing Body present, the Mayor declared the motion carried and the resolution adopted on this the 18th day of October, 2016.

CITY OF RIDGELAND, MISSISSIPPI

Gene F. McGee, Mayor

ATTEST:

Paula Tierce, City Clerk

(SEAL)

EXHIBIT A

TAX INCREMENT FINANCING PLAN

COLONY PARK PROJECT

CITY OF RIDGELAND,
MISSISSIPPI

DECEMBER 2004

AS AMENDED AND RESTATED
SEPTEMBER 2016

**TAX INCREMENT FINANCING PLAN
COLONY PARK PROJECT
CITY OF RIDGELAND, MISSISSIPPI
DECEMBER 2004**

**AMENDED AND RESTATED
SEPTEMBER 2016**

ARTICLE I

A. PREAMBLE

The administration and implementation of this Tax Increment Financing Plan, Colony Park Project, City of Ridgeland, Mississippi, December 2004, as Amended and Restated September 2016 (this "TIF Plan"), will be administered by the City of Ridgeland, Mississippi (the "City"), or as a joint undertaking of the City and Madison County (the "County"), authorized pursuant to Section 21-45-1 *et seq.*, Mississippi Code of 1972, as amended (the "TIF Act"), Section 17-13-1 *et seq.*, Mississippi Code of 1972, as amended (the "Interlocal Act"), and Regional Economic Development Act funding as authorized by Section 57-64-1 *et seq.* (the "REDA Act"). This TIF Plan amends and restates the Tax Increment Financing Plan, Colony Park Project, City of Ridgeland, Mississippi, December 2004, approved by the City December 7, 2004.

The City and County have entered into a regional economic development alliance agreement dated as of June 6, 2004, which designated the City as the primary party in interest in carrying the Project (hereinafter defined) forward. The City and County may enter into additional interlocal agreements and/or regional economic development agreements as necessary for the purposes of this TIF Plan. The issuance of bonds, notes, or other debt obligations to provide funds to finance the costs of infrastructure and related site improvements identified in the TIF Plan may be a joint undertaking of the City and County whereby the City may issue tax increment financing bonds or other debt as authorized herein to finance the Project as more fully described herein. The principal amount of tax increment financing bonds that may be outstanding and are authorized by this TIF Plan shall not exceed Forty Two Million Five Hundred Thousand Dollars (\$42,500,000), including without limitation tax increment refunding revenue bonds and tax increment limited obligation bonds (the "TIF Bonds").

The tax increment generated within the tax increment financing district, described in Exhibit III (the "TIF District"), from the increase in ad valorem taxes and sales taxes by the development of the Colony Park Project (the "Project"), and other funds as identified herein will be used to defray the cost of infrastructure and related site improvements and other activities to serve the Project and the community as a whole.

The Mayor and Board of Aldermen of the City (the "Governing Body") do hereby find and determine that the Project is in the best interest of the City and its future development and that it is in the best interest of the City and its citizens that the provision of Section 21-45-9 of the TIF Act requiring dedication of the "redevelopment project" to the City not apply to those improvements which are constructed on the privately owned portion of the Project.

The total cost of the Infrastructure Improvements, defined below, is estimated to be in excess of \$72,000,000, which will be funded in whole or in part through one (1) or more of the following: (i) federal or state grants, (ii) local funds of the City and/or County; (iii) TIF Bonds issued by the City pursuant to the TIF Act, (iv) REDA Act, (v) public improvement district financing as

provided for in Section 19-31-1 *et seq.*, Mississippi Code of 1972, as amended (the “PID Act”), (vii) special assessments as authorized by Section 21-41-1 *et seq.*, Mississippi Code of 1972, as amended (the “Special Assessment Act”), and/or (viii) any other bonds permissible to be issued by the City or the County without limitation.

The Project will consist of the development of approximately 280 acres located along Highland Colony Parkway in Ridgeland, Madison County, Mississippi. The Project will include the following components:

- *Renaissance*: Renaissance Phase I is comprised of 75 acres and consists of approximately 400,000 square feet of retail and related space; approximately 575,000 square feet of Class A office space; a 120-room hotel; and two parking garages accommodating 1700 parking spaces. The retail portion of Renaissance Phase I represents an investment in excess of \$130,000,000, and the Class A office, parking structures and hotel development represent an investment in excess of \$170,000,000.
- *Concourse*: Concourse includes 74 acres that currently consist of 300,000 square feet of Class A office space representing a private investment of approximately \$30,000,000. It is anticipated that Concourse will develop another 900,000 square feet of office space, a hotel, and an upscale residential condominium development, representing an investment of approximately \$250,000,000 at build-out.
- *Crescent*: Crescent totals 28.7 acres that consist of 100,000 square feet of Class A office space representing a private investment of approximately \$20,000,000. It is anticipated that Crescent will increase to 250,000 square feet of Class A office space, representing an additional private investment of \$30,000,000. Upon completion the final investment will be approximately \$50,000,000.
- *Township*: Township consists of 95.3 acres of mixed use development comprised of 200,000 square feet of retail space, 200,000 square feet of office space, approximately 300 residential units, five restaurants, three hotels and multiple banks.
- *Township Phase II*: Township Phase II will consist of 6.75 acres of mixed use development centrally located in the existing Township development, including 60,000 square feet of hotel space; 12,000 square feet of restaurants; 12,000 square feet of retail space; 15,000 square feet of meeting/event space; 34,000 square feet of residential living space built above the mixed use areas; and 2,000 square feet of specialty retail.
- *Quorum*: There are approximately 6.4 acres at Quorum, which currently consists of approximately 60,000 square feet of office space. Upon completion, Quorum will have approximately 100,000 square feet of office space and represent an investment of approximately \$20,000,000 upon completion.
- *Renaissance Phase II*: Renaissance Phase II will add another 80,000 to 90,000 square feet of retail and restaurants, representing a private investment of approximately \$45,000,000 at build out.

A Master Development Plan identifying the various components of the Project is attached as Exhibit I.

H. C. Bailey Companies, Kerioth Corporation, Renaissance at Colony Park, LLC, and/or Renaissance Phase II, LLC, their successors and/or assigns will develop the Project and shall hereinafter be referred to collectively as the "Companies".

B. STATEMENT OF INTENT

The City may issue tax increment financing bonds or notes, including without limitation tax increment refunding revenue bonds and tax increment limited obligation bonds, pursuant to the authority outlined hereinabove, in one or more series, in an aggregate outstanding amount not to exceed Forty Two Million Five Hundred Thousand Dollars (\$42,500,000), which will be secured solely by a pledge of the increased ad valorem taxes and sales tax rebates generated within the TIF District by the construction and development of the Project. The funds thereof will be used to pay the cost of acquiring land and/or constructing various infrastructure improvements, which includes, but is not limited to, installation of utilities such as water, sanitary sewer, and natural gas lines; relocation of utilities; installation and relocation of electrical services; installation of storm drainage; construction of roadways with curb and gutter, sidewalks, multi-use paths, parking (including parking structures); installation and construction of fountains; installation and construction of public facilities; installation of traffic signalization and signage; site improvements; grading; landscaping of rights-of-way; purchase of rights-of-way necessary for the installation of the infrastructure improvements described hereinabove (collectively, the "Infrastructure Improvements"); capitalized interest; engineering; TIF Plan preparation fees; other incidental costs; and related professional fees. The construction of the Infrastructure Improvements will be undertaken to provide for the public convenience, health, and welfare.

Public Convenience and Necessity

The public convenience and necessity requires participation by the City and/or County in this Project. The public interest will be served by the City and County's participation in the infrastructure costs of the Project. The Project will accomplish the following, which will provide for the public convenience and necessity and serve the best interests of the citizens of the City and County.

1. Construction of the Project will represent a private investment in excess of \$700,000,000.
2. 2015 real and personal property ad valorem taxes generated from the Project were as follows:

2015 CITY AD VALOREM REVENUES:

Real property	\$ 841,868
Personal property	\$ 199,903

CITY'S TOTAL AD VALOREM: \$1,041,771

2015 COUNTY AD VALOREM REVENUES:

Real property	\$1,233,591
Personal property	\$ 292,918

COUNTY'S TOTAL AD VALOREM: \$1,526,509

2015 SCHOOL AD VALOREM REVENUES:

Real Property	\$2,292,755
Personal Property	\$ 544,418

TOTAL SCHOOL AD VALOREM: \$2,837,174

3. 2015 sales tax rebates to the City are estimated to be \$2,500,000.
4. It is anticipated that the real and personal property ad valorem taxes generated from Renaissance Phase II will be as follows:

PROJECTED CITY AD VALOREM REVENUES:

Real property	\$ 44,560
<u>Personal property</u>	<u>\$ 13,952</u>
CITY'S TOTAL PROJECTED AD VALOREM:	\$ 58,512

PROJECTED COUNTY AD VALOREM REVENUES:

Real property	\$ 73,814
<u>Personal property</u>	<u>\$ 23,111</u>
COUNTY'S TOTAL PROJECTED AD VALOREM:	\$ 96,925

PROJECTED SCHOOL AD VALOREM REVENUES:

Real Property	\$ 121,355
<u>Personal Property</u>	<u>\$ 37,997</u>
TOTAL PROJECTED SCHOOL REVENUES	\$159,352

5. It is anticipated that the real and personal property ad valorem taxes generated from Township Phase II will be as follows:

PROJECTED CITY AD VALOREM REVENUES:

Real property	\$ 46,569
<u>Personal property</u>	<u>\$ 7,600</u>
CITY'S TOTAL PROJECTED AD VALOREM:	\$ 54,169

PROJECTED COUNTY AD VALOREM REVENUES:

Real property	\$ 77,143
<u>Personal property</u>	<u>\$ 12,400</u>
COUNTY'S TOTAL PROJECTED AD VALOREM:	\$ 89,543

PROJECTED SCHOOL AD VALOREM REVENUES:

Real Property	\$ 126,828
<u>Personal Property</u>	<u>\$ 20,000</u>
TOTAL PROJECTED SCHOOL REVENUES	\$ 146,828

6. It is anticipated that the Project will generate retail sales tax rebates of \$3,121,107 to the City, which estimate includes \$398,302 generated from the construction of Renaissance Phase II and \$231,805 generated from the construction of Township Phase II.
7. The full development of the 280 acres will include new businesses, retailers, and amenities and will help diversify and expand the City and County's growing tax base.
8. The Project represents extensive development of prime commercial property along Highland Colony Parkway.

9. Tax increment financing will enable the City and County to attain a quality level that would not otherwise be attainable.
10. The Project will create the highest quality retail development in the State of Mississippi.

ARTICLE II

A. REDEVELOPMENT PROJECT DESCRIPTION

The Project includes 280 acres of prime real estate located along Highland Colony Parkway between Old Agency Road and the Madison corporate limits in Ridgeland, Mississippi. The Project consists of the following components:

- *Renaissance*: Renaissance Phase I is comprised of 75 acres and consists of approximately 400,000 square feet of retail and related space; approximately 575,000 square feet of Class A office space; a 120-room hotel; and two parking garages accommodating 1700 parking spaces. The retail portion of Renaissance Phase I represents an investment in excess of \$130,000,000, and the Class A office, parking structures and hotel development represent an investment in excess of \$170,000,000.
- *Concourse*: Concourse includes 74 acres that currently consist of 300,000 square feet of Class A office space representing a private investment of approximately \$30,000,000. It is anticipated that Concourse will develop another 900,000 square feet of office space, a hotel, and an upscale residential condominium development, representing an investment of approximately \$250,000,000 at build-out.
- *Crescent*: Crescent totals 28.7 acres that consist of 100,000 square feet of Class A office space representing a private investment of approximately \$20,000,000. It is anticipated that Crescent will increase to 250,000 square feet of Class A office space, representing an additional private investment of \$30,000,000. Upon completion the final investment will be approximately \$50,000,000.
- *Township*: Township consists of 95.3 acres of mixed use development comprised of 200,000 square feet of retail space, 200,000 square feet of office space, approximately 300 residential units, five restaurants, three hotels and multiple banks.
- *Township Phase II*: Township Phase II will consist of 6.75 acres of mixed use development centrally located in the existing Township development, including 60,000 square feet of hotel space; 12,000 square feet of restaurants; 12,000 square feet of retail space; 15,000 square feet of meeting/event space; 34,000 square feet of residential living space built above the mixed use areas; and 2,000 square feet of specialty retail.
- *Quorum*: There are approximately 6.4 acres at Quorum, which currently consists of approximately 60,000 square feet of office space. Upon completion, Quorum will have approximately 100,000 square feet of office space and represent an investment of approximately \$20,000,000 upon completion.
- *Renaissance Phase II*: Renaissance Phase II will add another 80,000 to 90,000 square feet of retail and restaurants, representing a private investment of approximately \$45,000,000 at build out.

Project Location

- a. Legal Description and Map
Attached hereto as Exhibit II is a map of the land upon which the Project will be located (the "Project Site"). This map also identifies the TIF District from which the tax revenues will be generated to finance the TIF Bonds. Attached as Exhibit III is a description of the TIF District.
- b. Environmental Characteristics and Zoning
The Project Site is comprised of approximately 280 acres. Development of the site will require parking facilities, road construction, road widening, traffic signalization, utilities such as water, sanitary sewer, drainage, and landscaping. The Project will consist of permitted uses as allowed by the City's Zoning Ordinance.

B. COMPANY INFORMATION

H.C. Bailey Companies

1022 Highland Colony Parkway
Suite 300
Ridgeland, Mississippi 39157
Tax I.D. Number: 64-0329823

Kerioth Corporation

P.O. Box 16436
Jackson, Mississippi 39236-6436
Tax I.D. Number: 64-070001

Renaissance at Colony Park, LLC

125 South Congress Street
Suite 1800
Jackson, Mississippi 39201
Tax I.D. Number: 20-4218439

Renaissance Phase II, LLC

125 South Congress Street
Suite 1800
Jackson, Mississippi 39201
Tax I.D. Number: 81-2711947

Local Contractors or Agents: TBD

ECONOMIC DEVELOPMENT IMPACT DESCRIPTION

C. JOB CREATION

Construction Jobs

The construction is expected to create thousands of construction jobs. Based upon the estimated investment, the construction payroll should exceed \$190,000,000.

Permanent Jobs

The number of permanent jobs to be created from the Project is unknown; however, the Project is expected to create thousands of permanent jobs.

D. FINANCIAL BENEFIT TO THE COMMUNITY

Ad Valorem Tax Increases

The construction and development of the Project will generate significant ad valorem tax revenues for the City, the County, and the School District. The following are estimates of new ad valorem tax revenues expected to be generated by the Project when Renaissance Phase II is completed:

PROJECTED CITY AD VALOREM REVENUES:

Real property	\$ 886,428
Personal property	\$ 213,855

CITY'S TOTAL PROJECTED AD VALOREM: \$1,100,283

PROJECTED COUNTY AD VALOREM REVENUES:

Real property	\$1,307,405
Personal property	\$ 316,029

COUNTY'S TOTAL PROJECTED AD VALOREM: \$1,623,434

PROJECTED SCHOOL AD VALOREM REVENUES:

Real Property	\$2,414,110
Personal Property	\$1,126,883

TOTAL PROJECTED SCHOOL AD VALOREM: \$3,540,943

The following are estimates of new ad valorem tax revenues expected to be generated by the Project when Township Phase II is completed:

PROJECTED CITY AD VALOREM REVENUES:

Real property	\$ 46,569
Personal property	\$ 7,600

CITY'S TOTAL PROJECTED AD VALOREM: \$ 54,169

PROJECTED COUNTY AD VALOREM REVENUES:

Real property	\$ 77,143
Personal property	\$ 12,400

COUNTY'S TOTAL PROJECTED AD VALOREM: \$ 89,543

PROJECTED SCHOOL AD VALOREM REVENUES:

Real Property	\$ 126,828
Personal Property	\$ 20,000

TOTAL PROJECTED SCHOOL REVENUES \$ 146,828

Ad valorem property taxes of the City and County generated by single-family residential development will not be pledged to service the debt on the TIF Bonds.

Retail Sales

It is anticipated that the Project will generate sales tax rebates to the City of approximately \$3,121,107 annually.

ARTICLE III
THE OBJECTIVE OF THE TAX INCREMENT FINANCING PLAN

The primary objective of the TIF Plan is to serve the public convenience and necessity by participating in the Project. The TIF Plan will provide financing to construct the Infrastructure Improvements and to pay for the cost of acquiring land in connection therewith to serve the 280 acre development as described in detail in the preamble to this TIF Plan.

The Infrastructure Improvements will be constructed in accordance with standards, codes, and ordinances of the City.

The Infrastructure Improvements will provide for the health and welfare of the public by providing for safe and adequate roadway improvements, adequate utilities, which may include water, gas, sanitary sewer systems, and drainage systems. The area will be landscaped.

ARTICLE IV

A STATEMENT INDICATING THE NEED AND PROPOSED USE OF THE TAX INCREMENT FINANCING PLAN IN RELATIONSHIP TO THE REDEVELOPMENT PLAN

The use of tax increment financing is needed as an inducement that will result in the development of vacant and underdeveloped prime property in the City.

The proposed use of this TIF Plan is to provide a financing mechanism for the construction of the Infrastructure Improvements necessary to serve the public that will utilize the induced development.

ARTICLE V

A STATEMENT

CONTAINING THE COST ESTIMATE OF THE REDEVELOPMENT PROJECT, PROJECTED SOURCES OF REVENUE TO MEET THE COSTS, AND TOTAL AMOUNT OF INDEBTEDNESS TO BE INCURRED

A. COST ESTIMATE OF REDEVELOPMENT PROJECT

The development of the Project will represent a private investment in excess of \$700,000,000. The City may issue including without limitation tax increment revenue bonds, including refunding bonds, as authorized in the preamble of this TIF Plan, in one or more series, in an outstanding amount not to exceed Forty Two Million Five Hundred Thousand Dollars (\$42,500,000). The funds thereof will be used to pay the cost of acquiring land and/or constructing various infrastructure improvements, which includes, but is not limited to, installation of utilities such as water, sanitary sewer, and natural gas lines; relocation of utilities; installation and relocation of electrical services; installation of storm drainage; construction of roadways with curb and gutter, sidewalks, multi-use paths, parking (including parking structures); installation and construction of fountains; installation and construction of public facilities; installation of traffic signalization and signage; site improvements; grading; landscaping of rights-of-way; purchase of rights-of-way necessary for the installation of the infrastructure improvements described hereinabove; capitalized interest; engineering; TIF Plan preparation fees; other incidental costs; and related professional fees. The construction of the Infrastructure Improvements will be undertaken to provide for the public convenience, health, and welfare.

Proceeds of the TIF Bonds may also be used to fund capitalized interest and/or a debt service reserve fund as may be permitted under the TIF Act.

B. PROJECTED SOURCES OF REVENUE TO MEET COSTS

The Companies will secure financing for the private investment. The City will pledge all of the of the incremental ad valorem tax increases from the real and personal property and the incremental increase in sales tax rebates generated within the TIF District from the development of the Project to secure the TIF Bonds. The County may pledge as additional security for the TIF Bonds all of its incremental ad valorem tax increases from the real and personal property generated within the TIF District from the development of the Project.

The principal amount of the TIF Bonds will be determined based on (a) One hundred percent (100%) of the incremental increase in the City's ad valorem tax revenue generated from real and personal property generated within TIF District from the development of the Project; (b) fifty percent (50%) of the incremental increase in sales tax rebates generated within TIF District from the development of the Project; and may include (c) the incremental increase in the County's ad valorem tax revenue on real and personal property generated within TIF District from the development of the Project, which may be limited to an equal percentage of the City's pledge of its incremental increases in ad valorem taxes and sales tax rebates.

C. TOTAL AMOUNT OF INDEBTEDNESS TO BE INCURRED

The City may issue up to \$42,500,000 in TIF Bonds, in one or more series, which will be secured by the all of the City's incremental increases in ad valorem real and personal property taxes and sales tax rebates within the TIF District generated by the development of Project. The County may pledge all of the incremental increase in ad valorem tax increases on real and personal property taxes within the TIF District generated by the development of the Project as security for the TIF Bonds. The principal amount of the TIF Bonds will be determined as set forth in Article

IV, Section B of this TIF Plan. **The Tax Increment Financing Redevelopment Plan, Ridgeland, Mississippi, 2003, the Amended and Restated Tax Increment Financing Plan, Colony Park Project, City of Ridgeland, Mississippi, December 2004, the Tax Increment Redevelopment Plan of 2004, Madison County, Mississippi, and the Tax Increment Financing Plan, Colony Park Project Park, Madison County, Mississippi, December 2004,** is intended to be a joint undertaking by the City and the County including, but not necessarily limited to, the issuance of TIF Bonds to provide funds to defray the cost of the Infrastructure Improvements.

It is expected that \$42,500,000 in TIF Bonds can be obtained at an annual interest rate of approximately 4.0% for up to a 20-year term secured by the pledge of the incremental increase in ad valorem real and personal property tax revenues and sales tax rebates generated within the TIF District as a result of the development of the Project. Annual principal and interest payments are estimated to be up to approximately \$3,127,224 assuming the 4.0% rate and a 20-year term.

Ad valorem real and personal property tax revenues and sales tax rebates to be generated for the City are estimated to be \$4,275,559 (excluding ad valorem taxes generated from single-family residential development). The ad valorem real and personal property taxes from the County resulting from construction and development of the Project is estimated to be \$1,712,977 (excluding the ad valorem tax revenues generated by single-family residential development) after the build out of the Project. It is requested that as much as is necessary of this ad valorem real and personal property tax payment and sales tax rebates be pledged to the payment of the TIF Bonds. The only obligations of the City and County with respect to the payment of the TIF Bonds will be the pledge of the ad valorem real and personal property tax revenues and sales tax rebates generated from the development of the property identified in Exhibits II and III attached hereto. The County's pledge of ad valorem tax increases may be limited to an equal percentage of the City's pledge of its incremental increases in ad valorem taxes and sales tax rebates.

Of the total estimated principal and interest payments of \$3,127,224, the City and County may pledge the added increments of ad valorem taxation on the real and personal property and sales tax rebates generated by the construction and development in the TIF District to service the debt. The TIF Bonds will be sized as set forth in Article VI, Section B. It is anticipated that the surplus to the City will be \$2,052,268 and the surplus to the County will be \$822,229, which surplus will be deposited into the general funds of the City and County, respectively, to be used for any lawful purpose.

Notwithstanding anything to the contrary herein, the amount of TIF Bonds, the timing of the issuances, and the percentage of debt service to be repaid by the City and/or County shall be determined pursuant to further proceedings of the City and/or the County.

ARTICLE VI

REAL PROPERTY TO BE INCLUDED IN TAX INCREMENT FINANCING PLAN

The real property to be included in this TIF Plan from which the ad valorem real and personal property tax revenues and sales tax rebates will be generated to finance the bonds will be the 280 acre tract consisting of the Project.

ARTICLE VII

DURATION OF THE TAX INCREMENT FINANCING PLANS EXISTENCE

This Tax Increment Financing Plan, Colony Park Project, City of Ridgeland, Mississippi, December 2004, as Amended and Restated September 2016, and the TIF District created herein, shall remain in effect and in existence so long as there are TIF Bonds outstanding, including any refunding bonds issued therefor, provided, however, that the term of the TIF Bonds shall not exceed 30 years.

ARTICLE VIII

ESTIMATED IMPACT OF TAX INCREMENT FINANCING PLAN UPON THE REVENUES OF ALL TAXING JURISDICTIONS IN WHICH A REDEVELOPMENT PROJECT IS LOCATED

Ad Valorem Tax Increases

The construction and development of the Project will generate significant ad valorem tax revenues for the City, the County, and the School District. The following are estimates of new ad valorem tax revenues expected to be generated by the Project upon the completion of Renaissance Phase II.

Real and Personal Property Taxes

PROJECTED CITY AD VALOREM REVENUES:

Real property	\$ 886,428
Personal property	\$ 213,855

CITY'S TOTAL PROJECTED AD VALOREM:	\$1,100,283
---	--------------------

PROJECTED COUNTY AD VALOREM REVENUES:

Real property	\$1,307,405
Personal property	\$ 316,029

COUNTY'S TOTAL PROJECTED AD VALOREM:	\$1,623,434
---	--------------------

PROJECTED SCHOOL AD VALOREM REVENUES:

Real Property	\$2,414,110
Personal Property	\$1,126,883

TOTAL PROJECTED SCHOOL AD VALOREM:	\$3,540,943
---	--------------------

The following are estimates of new ad valorem tax revenues expected to be generated by the Project when Township Phase II is completed:

PROJECTED CITY AD VALOREM REVENUES:

Real property	\$ 46,569
Personal property	\$ 7,600

CITY'S TOTAL PROJECTED AD VALOREM:	\$ 54,169
---	------------------

PROJECTED COUNTY AD VALOREM REVENUES:

Real property	\$ 77,143
Personal property	\$ 12,400

COUNTY'S TOTAL PROJECTED AD VALOREM:	\$ 89,543
---	------------------

PROJECTED SCHOOL AD VALOREM REVENUES:

Real Property	\$ 126,828
Personal Property	\$ 20,000

TOTAL PROJECTED SCHOOL REVENUES	\$ 146,828
--	-------------------

Ad valorem property taxes of the City and County generated by single-family residential development will not be pledged to service the debt on the TIF Bonds.

Retail Sales

It is anticipated that the Project will result in sales tax rebates to the City of approximately \$3,121,107 annually.

ARTICLE IX

THE GOVERNING BODY SHALL BY RESOLUTION FROM TIME TO TIME, DETERMINE (i) THE DIVISION OF AD VALOREM TAX RECEIPTS, IF ANY, THAT MAY BE USED TO PAY FOR THE COST OF ALL OR ANY PART OF A REDEVELOPMENT PROJECT; (ii) THE DURATION OF TIME IN WHICH SUCH TAXES MAY BE USED FOR SUCH PURPOSES; (iii) IF THE GOVERNING BODY SHALL ISSUE BONDS FOR SUCH REDEVELOPMENT PROJECT; AND (iv) SUCH OTHER RESTRICTIONS, RULES AND REGULATIONS AS IN THE SOLE DISCRETION OF THE GOVERNING BODY OF THE CITY SHALL BE NECESSARY IN ORDER TO PROMOTE AND PROTECT THE PUBLIC INTEREST.

Through the adoption of this Tax Increment Financing Plan, Colony Park Project, City of Ridgeland, Mississippi, December 2004, as Amended and Restated September 2016, the Governing Body of the City acknowledges the above and shall adopt the necessary resolutions when deemed necessary and appropriate.

ARTICLE X

PLAN OF FINANCING

The TIF Plan provides for the City to issue the TIF Bonds, which may be secured by the City and County with the pledge of incremental increases in ad valorem taxes and sales taxes generated within TIF District by the development of the Project as described in this TIF Plan.

Such decisions on the most advantageous method for the City and the County to incur the debt will be made pursuant to further proceedings of the City.

The project may be funded in whole or in part through one (1) or more of the following sources: (i) federal or state grants, (ii) local funds of the City and/or County; (iii) TIF Bonds issued, in one or more series, in an outstanding amount of not to exceed \$42,500,000 by the City pursuant to the TIF Plan and the TIF Act, (iv) the REDA Act, (v) public improvement district financing as provided for in the PID Act, (vi) special assessments as authorized by the Special Assessment Act and/or (vii) any other bonds permissible to be issued by the City or the County without limitation.

ARTICLE XI

A STATEMENT REQUIRING THAT A SEPARATE FUND BE ESTABLISHED TO RECEIVE AD VALOREM TAXES AND THE PROCEEDS OF ANY OTHER FINANCIAL ASSISTANCE

A separate fund entitled the "Tax Increment Fund: Colony Park Project" shall be established by the City to receive ad valorem taxes and sales tax rebates in connection with this TIF Plan.

EXHIBIT I

Vicinity Map
S.F.S.

Master Development Plan

Legend

Distances from Old Agency Road:
 TO INTERSTATE 220 1.2 MILES
 TO COUNTY LINE ROAD 2.3 MILES
 TO DOWNTOWN 9.5 MILES
 TO MOBILE 11 MILES
 TO JACKSON INTERNATIONAL AIRPORT 15 MILES

Legend

City Planning and Landmark Architecture
 TWB Planning Group
 800 Crescent Drive, Suite B
 Ridgeland, MS 39157
 601-608-5230

Site Planning and Landscape Architecture
TWB Planning Group
 800 Crescent Drive, Suite B
 Ridgeland, MS 39157
 601-608-5230

The master plan has been prepared for the purpose of illustrating the general concept of the development. The Developer reserves the right to alter or revise the plan and to remove structures on the plan without notice. All measurements are subject to change without notice.

EXHIBIT II
COLONY PARK PROJECT
TAX INCREMENT FINANCING DISTRICT
MAP

EXHIBIT II

Little Quattle Road

12 7
13 18

11 12
14 13

City of Ridgeland

Tract 4
28.7 Acres
Crescent

City of Ridgeland

Highland Colony Parkway

100 Acres
Township

74 Acres
Concourse

Interstate Highway 55

64 Acres
Quorum

Tract 1
77.4 Acres
Old Agency Square

Old Agency Road

Shaw Road

Purple Creek



MAP OF
Ridgeland T.I.F. District Plan
SITUATED IN SECTIONS 13 AND 24, T7N-R1E, MADISON COUNTY,
MISSISSIPPI

CASE & ASSOCIATES, INC.

REVISED 6/18/04
REVISED 11/19/04

**EXHIBIT III
COLONY PARK PROJECT
TAX INCREMENT FINANCING DISTRICT**

LEGAL DESCRIPTION

32862709v1

EXHIBIT III, page 1

REVISED 11/19/04

DESCRIPTION – TRACT 1 – Old Agency Square

Being situated in Blocks 10, 13, and 16 of Highland Colony Subdivision and being part of the SE 1/4 and the SW 1/4 of Section 24, T7N-R1E, Ridgeland, Madison County, Mississippi all being more particularly described as follows:

All of that Real Property being bordered on the South by the North Right-of-Way line of Old Agency Road, bordered on the East by the Western Right-of-Way line of Interstate Highway 55, bordered on the West by the Eastern Right-of-Way line of Highland Colony Parkway and bordered on the North by the South Right-of-Way line of Steed Road and containing 77.4 acres, more or less.

DESCRIPTION – TRACT 2 – Quorum

Being situated in Lots 4 and 5, of Block 10, Highland Colony Subdivision and being part of the SE 1/4 of the NW 1/4 of Section 24, T7N-R1E, Ridgeland, Madison County, Mississippi all being more particularly described as follows:

All of that Real Property known as THE QUORUM, as recorded on Platslide C-200 of the Chancery records of Madison County, Mississippi, less and except all public roadways and all lots presently developed, containing 6.4 acres, more or less.

DESCRIPTION – TRACT 3 – Township

Being situated in the SW 1/4 of Section 13 and the NW 1/4 of Section 24, T7N-R1E and part of Lots 4 and 5, Block 7, Highland Colony Subdivision, Ridgeland, Madison County, Mississippi and being more particularly described as follows:

All of that Real Property being bordered on the East by the Western Right-of-Way line of Highland Colony Parkway, bordered on the South by the North Right-of-Way line of Steed Road, bordered on the West by the centerline of Purple Creek, and bordered on the North by the South boundary line of the Parkway Memorial Cemetery Corporation (Wright and Ferguson) property, less and except that certain property now owned by AmSouth Bank situated in the Southeast corner of this tract and containing a total of 100 acres, more or less.

DESCRIPTION – TRACT 4 – Crescent

Being situated in the W 1/2 of Section 13, T7N-R1E, Ridgeland, Madison County, Mississippi and being more particularly described as follows:

All of that Real Property being bordered on the East by the Western right-of-Way line of Highland Colony Parkway, bordered on the South by the North boundary of the Parkway Memorial Cemetery Corporation (Wright and Ferguson) property, bordered on the West by the West boundary of Section 13, T7N-R1E, and bordered on the North by the Northern Corporate Limits of the City of Ridgeland, Mississippi, less and except the Big C,G & N, LLC property and containing a total of 28.7 acres, more or less.

REVISED 11/19/04

DESCRIPTION — TRACT 5 — Concourse

Part of Lots 3 and 6, Block 3, Lot 4 and part of Lots 3, 5 and 6 of Block 5, part of Lots 2, 3 and 4, Block 7 all in Highland Colony Subdivision, Ridgeland, Madison County, Mississippi and part of the SE 1/4 of the SW 1/4 of Section 13, T7N-R1E, Madison County, Mississippi all being more particularly described as follows:

Commence at the Southwest corner of aforesaid Section 13 and run thence East, 1901.63'; run thence North, 887.91' to a point on the Eastern Right-of-Way line of Highland Colony Parkway marking the Southwest corner of the Highlands Presbyterian Church property, as recorded in Deedbook 344 at page 628 of the Chancery records of Madison County, Mississippi and the POINT OF BEGINNING for the property herein described; run thence Easterly, along the South boundary of the said church property to the Southeast corner thereof; run thence Northerly, along the East boundary of the said Church property to the North boundary of the SE 1/4 of the SW 1/4 of aforesaid Section 13; run thence Easterly, along the North boundary of the SE 1/4 of the SW 1/4 and the North boundary of Lot 4, Block 5 of Highland Colony Subdivision to the Northeast corner thereof; run thence Northerly, along the East boundary of Lots 5 and 4 of Block 3 of said Highland Colony Subdivision to the Northeast corner of said Lot 4; run Easterly, along the North boundary of Lot 3, Block 3 to the Western Right-of-Way line of Interstate Highway 55; run thence Southerly, along the West Right-of-Way line of said highway, 3900', more or less to the Northeast corner of the Arrowhead Real estate, LLC (Hederman Brothers) property, as recorded in Deedbook 414 at page 304 of the aforesaid Chancery records; run thence Westerly, along the North boundary of the said Arrowhead Real Estate, LLC property, 300', more or less; run thence Southwesterly, clockwise, along the arc of a curve in a Western boundary of the said Arrowhead property, 200', more or less to the Southeast corner of Parkway Place (a public roadway) Right-of-Way; run thence Northwesterly, along the Eastern limits of said public roadway, 60' to the Northeast corner of said roadway Right-of-Way; thence Southwesterly, clockwise, along the arc of a curve in the Northern Right-of-Way line, 195' more or less to the Southeast corner of the 100 Parkway Place, LP property, as recorded in Deedbook 437 at page 665 of the aforesaid Chancery records; thence Northwesterly, along the Eastern boundary of the said 100 Parkway Place property, 623', more or less, to the Northeast corner thereof; thence Westerly, along the Northern boundary of the said Parkway Place property, 194', more or less, to the intersection of the Northern boundary of Parkway Place property with the Southerly projection of the Eastern boundary of the Parkway Holdings property, as recorded in Deedbook 394 at page 412 of the aforesaid Chancery records; thence Northeasterly, along the said Southern projection of the Eastern boundary and the Eastern boundary of the Parkway Holdings property, 394', more or less, to the Northeast corner thereof; thence Westerly, along the Northern boundary of said Parkway Holdings property, 773', more or less, to the Eastern Right-of-Way line of Highland Colony Parkway; thence Northwesterly, along the Eastern Right-of-Way line of said Parkway, 890', more or less, to the POINT OF BEGINNING; containing 74 acres, more or less.

THERE CAME on for consideration by the Mayor and Board of Aldermen (the "Governing Body") of the City of Ridgeland, Mississippi (the "City"), the matter of the Security and Reimbursement Agreement between the City and Township Land Company, LLC, a Mississippi limited liability company. After a full consideration of the matter, Alderman _____ offered and moved the adoption of the following Resolution:

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN, CITY OF RIDGELAND, MISSISSIPPI, AUTHORIZING THE FORM OF AND EXECUTION OF A SECURITY AND REIMBURSEMENT AGREEMENT BETWEEN TOWNSHIP LAND COMPANY, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, AND THE CITY.

WHEREAS, the Governing Body of the City, acting for and on behalf of the City, hereby find, determine and adjudicate and declare as follows that:

1. The Governing Body is authorized and empowered by the Constitution and Laws of the State of Mississippi, including Section 21-45-1 *et seq.*, Mississippi Code of 1972, as amended (the "TIF Act"), to undertake and carry out redevelopment projects within an area determined by the Governing Body of the City to be in need of development and redevelopment and designated as appropriate for redevelopment in accordance with redevelopment and tax increment financing plans adopted by the Governing Body;
2. The Governing Body has heretofore approved a redevelopment plan entitled "Tax Increment Financing Redevelopment Plan, City of Ridgeland, Mississippi, 2003, as Amended and Restated October 2016";
3. Township Land Company, LLC, a Mississippi Limited Liability Company (the "Developer"), desires to develop additional phases of the Township Redevelopment Project with is located on a portion of the approximately one hundred (100) acres of land along Highland Colony Parkway within the City (the "Project Site") and within the Colony Park TIF District all as described in the Amended TIF Plan, defined below (the "Project");
4. On September 20, 2016, the Governing Body approved and adopted the "Tax Increment Financing Plan, Colony Park Project, City of Ridgeland, Mississippi, December 2004, as Amended and Restated September 2016" (the "Amended TIF Plan"), which provides for the issuance of not to exceed the principal amount of \$42,500,000 Tax Increment Tax Increment Limited Obligation Bonds of the City (the "Bonds") to fund certain public infrastructure improvements related to the Project and described in the Amended TIF Plan (the "Infrastructure Improvements");
5. There has been presented to the Governing Body the form of a Security and Reimbursement Agreement to be executed by and between the City and the Developer, substantially the form of which is attached hereto as **EXHIBIT A** (the "Development Agreement");
6. The City reasonably expects that it will incur expenditures prior to the issuance of the Bonds which it intends to reimburse with the proceeds of the Bonds upon the issuance thereof. This declaration of official intent to reimburse expenditures made prior to the issuance

of the Bonds in anticipation of the issuance of the Bonds is made pursuant to Department of Treasury Regulations Section 1.150-2 (the reimbursement regulations). The Project for which such expenditures are made is the same as described hereinabove. The maximum principal amount of debt expected to be issued for the Project is the amount hereinabove set forth; and

7. The Governing Body desires to enter into the Security and Reimbursement Agreement and to authorize the Mayor and City Clerk of the City to execute same with such changes, additions, deletions and modifications as shall be approved by the officers of the City executing the Security and Reimbursement Agreement, their execution thereon signifying their approval of such changes, additions, deletions and modifications.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY, AS FOLLOWS:

SECTION 1. That the Security and Reimbursement Agreement is approved in the form attached hereto as **EXHIBIT A**, and that the Mayor and the City Clerk are authorized to execute the Security and Reimbursement Agreement with such changes, additions, deletions and modifications as shall be approved by the officers of the City executing same, their execution thereon signifying their approval of such changes, additions, deletions and modifications.

SECTION 2. That the City reasonably expects that it will incur expenditures prior to the issuance of the Bonds which it intends to reimburse with the proceeds of the Bonds upon the issuance thereof. This declaration of official intent to reimburse expenditures made prior to the issuance of the Bonds in anticipation of the issuance of the Bonds is made pursuant to Department of Treasury Regulations Section 1.150-2 (the reimbursement regulations). The Project for which such expenditures are made is the same as described hereinabove. The maximum principal amount of debt expected to be issued for the Project is the amount hereinabove set forth.

SECTION 3. That all orders, resolutions or proceedings of this Governing Body in conflict with the provisions of this Resolution shall be and are repealed, rescinded and set aside, but only to the extent of such conflict.

SECTION 4. That for cause, this Resolution shall become effective immediately upon the adoption thereof.

_____ seconded the motion to adopt the foregoing, and the roll call vote was as follows:

Alderman D.I. Smith
Alderman Ken Heard
Alderman Chuck Gautier
Alderman Kevin Holder
Alderman Brian Ramsey
Alderman Scott Jones
Alderman Wesley Hamlin

Voted: _____
Voted: _____
Voted: _____
Voted: _____
Voted: _____
Voted: _____
Voted: _____

The motion having received the affirmative vote of a majority of all of the members of the Governing Body present, the Mayor declared the motion carried and the Resolution adopted on this the 18th day of October, 2016.

CITY OF RIDGELAND, MISSISSIPPI

Gene F. McGee, Mayor

ATTEST:

Paula Tierce, City Clerk
(SEAL)

Exhibit A

Security and Reimbursement Agreement

SECURITY AND REIMBURSEMENT AGREEMENT

This Security and Reimbursement Agreement (the "Agreement") dated _____, 2016, by and between the **City of Ridgeland, Mississippi**, a body corporate and politic organized and existing under the laws and Constitution of the State of Mississippi (the "City"); **The Township Land Company, LLC**, a limited liability company existing and in good standing under the laws of the State of Mississippi, its successors and assigns ("Township").

WITNESSETH:

WHEREAS, the City has heretofore approved its redevelopment plan entitled "Tax Increment Redevelopment Plan, City of Ridgeland, Mississippi, 2003, as Amended and Restated October 2016" (the "Redevelopment Plan") as authorized under Section 21-45-1 *et seq.*, Mississippi Code of 1972, as amended (the "TIF Act"); and

WHEREAS, on December 7, 2004, the City adopted a resolution approving the "Tax Increment Financing Plan, Colony Park Project, City of Ridgeland, Mississippi, December 2004" (the "2004 TIF Plan") to create a tax increment financing district for the purpose of assisting in the development of the approximately 280 acres located along the Highland Colony Parkway in the City (the "Colony Park Project"); and

WHEREAS, on September 20, 2016, the City adopted a resolution giving notice of its intention to hold a hearing to consider approval of the "Tax Increment Financing Plan, Colony Park Project, City of Ridgeland, Mississippi, December 2004 as Amended and Restated September 2016" (the "First Amendment", and together with the 2004 TIF Plan, the "TIF Plan") to amend the 2004 TIF Plan and to approve the additional phases of the Colony Park Project as qualified for tax increment financing ("TIF"), to express its intent at a future time or times to issue Tax Increment Financing Bonds in one or more series (the "Bonds") in an outstanding principal amount not to exceed Forty-Two Million Five Hundred Thousand Dollars (\$42,500,000), all as provided by the Act; and

WHEREAS, the TIF Plan was developed in conformity with the Redevelopment Plan; and

WHEREAS, on October 6, 2016, the City published a Notice of a Public Hearing on the First Amendment, and on October 18, 2016, the Board held a public hearing on the First Amendment, all as required by the Act, after which the Board adopted a resolution giving final approval to the First Amendment and authorizing the issuance of the Bonds for the purpose of acquiring and constructing the Infrastructure Improvements, as defined herein below; and

WHEREAS, Madison County, Mississippi (the "County"), has previously participated with the City to assist in the development of the Colony Park Project, as authorized by the TIF Act and Sections 57-64-1 *et seq.*, Mississippi Code of 1972, amended (the "REDA Act"), and may be presented with an amended tax increment plan authorizing the County to cooperate with the City to further assist in the development of the Colony Park Project and, in particular, the

Township Phase II Project pursuant to the REDA Act and Sections 17-13-1 *et seq.*, Mississippi Code of 1972, as amended (the "Interlocal Act"); and

WHEREAS, pursuant to the TIF Plan and the TIF Act, the City has agreed to issue the Bonds, in one or more series, subject in part to compliance with the terms of this Agreement, to pay the cost of acquiring land and/or constructing various infrastructure improvements, which includes, but is not limited to, installation of utilities such as water, sanitary sewer, and natural gas lines; relocation of utilities; installation and relocation of electrical services; installation of storm drainage; construction of roadways with curb and gutter, sidewalks, multi-use paths, parking (including parking structures); installation and construction of fountains; installation and construction of public facilities; installation of traffic signalization and signage; site improvements; grading; landscaping of rights-of-way; purchase of rights-of-way necessary for the installation of the infrastructure improvements described hereinabove (the "Infrastructure Improvements"); and

WHEREAS, the Colony Park Project is composed of numerous components, including a proposed development of 6.75 acres of mixed use development centrally located in the existing Township development (as defined in the First Amendment), including approximately 60,000 square feet of hotel space; 12,000 square feet of restaurants; approximately 12,000 square feet of retail and hotel-related space; 10,000-15,000 square feet of meeting/event space; 34,000 square feet of residential living space built above the mixed use areas; and 2,000 square feet of specialty retail, all on prime commercial property along Highland Colony Parkway within the corporate limits of the City and in the TIF District (the "Township Phase II Project"); and

WHEREAS, Kerioth Corporation, a Mississippi corporation, is one of the developers contemplated in the TIF Plan, and Kerioth Corporation has assigned its rights and responsibilities under the TIF Plan to Township; and

WHEREAS, Township proposes to develop the Township Phase II Project, and the City intends to support the Township Phase II Project and to allow a portion of the proceeds from the Bonds to be used to reimburse Township Phase II for the cost of Infrastructure Improvements related to the Township Phase II Project in a principal amount necessary to reimburse Township Phase II an amount not to exceed Two Million Five Hundred Thousand Dollars (\$2,500,000) for eligible Infrastructure Improvements; and

WHEREAS, the Bonds will be secured by a pledge of all of the City's incremental ad valorem tax increases from the real and personal property and all of the incremental increases in the City's sales tax rebates generated within the TIF District from the development of the Colony Park Project; and

WHEREAS, the principal amount of the Bonds to be issued by the City from time to time to support the Infrastructure Improvements related to the Township Phase II Project will be determined based on (a) one hundred percent (100%) of the incremental increase in the City's ad valorem tax revenue generated from real and personal property within the TIF District attributable to the development of the Township Phase II Project; (b) fifty percent (50%) of the incremental increase in the City's sales tax rebates generated within the TIF District attributable

to the development of the Township Phase II Project; and (c) any amount the County agrees to pledge in connection therewith; and

WHEREAS, Township Phase II will commence construction of the Township Phase II Project in one or more phases prior to issuance of the Bonds, and when such Bonds are delivered, the City will reimburse Township Phase II for expenditures for the Infrastructure Improvements incurred up to that time and then will subsequently reimburse Township Phase II for future expenditures for the Infrastructure Improvements all as set forth in Section 4 herein, subject in all respects to compliance by Township Phase II with the terms and provisions of this Agreement; and

WHEREAS, it has become necessary for Township Phase II to proceed with the acquisition and construction of the Township Phase II Project in anticipation of the delivery of the Bonds; and

WHEREAS, as required by the TIF Act, this Agreement is being executed and delivered in order to set forth the agreements between the parties hereto with respect to Township Phase II being reimbursed for its expenditures for the Infrastructure Improvements in connection with the Township Phase II Project when the Bonds are sold and delivered and with respect to the obligations of Township Phase II with respect to bond issuance fees and expenses that the City may be required to incur prior to and in anticipation of the sale and delivery of the Bonds; and

WHEREAS, this Agreement is authorized by and being executed in order to comply with Section 21-45-9, Mississippi Code of 1972, as amended.

NOW THEREFORE, IN CONSIDERATION OF THE FOREGOING, THE CITY AND TOWNSHIP AGREE THAT:

SECTION 1. Township shall commence with the construction of the Township Phase II Project and complete same, and the City shall, subject to the provisions of this Agreement and the issuance of the Bonds, reimburse Township for its expenditures on the Infrastructure Improvements related to the Township Phase II Project.

SECTION 2. The City will issue the Bonds to defray the costs of the Infrastructure Improvements of the Township Phase II Project in one or more series, in the principal amount, as may be reasonably determined by the City, in an amount equal to the lesser of:

(a) such principal amount of Bonds issued to provide for the Infrastructure Improvements (i.e., the calculation to determine sizing of the Bonds to support the financing of Infrastructure Improvements related to the Township Phase II Project, the cost of issuance of the Bonds and, to the extent necessary, amounts reasonably required to fund a capitalized interest fund and a debt service reserve fund) shall be based on amounts to retire both principal and interest out of:

- (i) fifty percent (50%) of the increase in sales tax rebates accruing to the City resulting from the taxation of retail sales within the TIF District attributable to businesses contained within the Township Phase II Project;

- (ii) the increase in ad valorem taxes accruing to the City resulting from taxation of the real and personal property attributable to the businesses and improvements, equipment, inventory and other personal property contained within the Township Phase II Project; and
- (iii) that portion of the increase in County ad valorem taxes resulting from taxation of the real and personal property in the TIF District attributable to the businesses and improvements, equipment, inventory and other personal property, contained within the Township Phase II Project that the County may agree to pledge pursuant to an agreement with the City pursuant to the Interlocal Act, the REDA Act or otherwise;

provided that neither ad valorem taxes of the City generated by single-family residential development nor ad valorem taxes of the City generated for school district purposes will be pledged to service the debt of the Bonds. The tax revenues identified in subsections (i), (ii) and (iii) above are hereinafter referred to as "TIF Revenues;" or

- (b) an amount necessary to reimburse Township \$2,500,000 for eligible Infrastructure Improvements.

The City will deliver the Bonds as soon as Township is able to demonstrate to the satisfaction of the City that projected TIF Revenues will provide moneys sufficient to make the payments for such Bonds, and it is anticipated by the parties that the Bonds will be issued approximately one (1) year after the respective portion of the Township Phase II Project is placed in service. Furthermore, in no event shall the Bonds, the proceeds of which will be used to defray the cost of Infrastructure Improvements related to the Township Phase II Project, be issued in an amount that would require the annual payment on such series of Bonds to exceed the projected annual amount available to the City and County, if applicable, from those revenues specified in Section 2(a) above.

Proceeds of Bonds issued hereunder shall be applied in accordance with the provisions of Section 5 hereof. The provisions of this Section 2 shall not apply to the refunding of outstanding tax increment financing obligation under Section 5(i) hereof.

SECTION 3. The City and Township acknowledge and agree that the County may agree to assist in the development of the Township Phase II Project, and the City will use its best efforts to enter into an interlocal agreement as authorized by the Interlocal Act or the REDA Act whereby the County will agree to pledge all or a portion of the increase in ad valorem taxes on real and personal property contained within and forming a part of the TIF District accruing to the County to assist the City in the repayment of the Bonds.

SECTION 4. The acquisition and construction of all or any portion of the Township Phase II Project by Township will be at Township's own cost prior to the delivery of any series of Bonds and to the extent allowed by law and this Agreement, the City will reimburse Township for its expenditures on the Infrastructure Improvements to support Township Phase II in a principal amount as provided in Section 2 hereof.

SECTION 5. (a) The City and Township

agree that at such time as one or more series of the Bonds are sold and delivered, the City shall deposit and apply Bond proceeds in the maximum outstanding principal amount of Forty-Two Million Five Hundred Thousand Dollars (\$42,500,000) in the priority as follows: (i) first set aside or pay an amount sufficient to provide for the payment of the City's outstanding tax increment financing obligations previously incurred in connection with the Colony Park Project; (ii) then, in the City's sole discretion, establish any necessary reserve fund to pay interest on the Bonds which would be due and payable prior to the date when the first incremental increase in taxes is received, (iii) then, in the City's sole discretion, establish any necessary debt service reserve fund, subject to Section 7 hereof, and provide for cost of issuance, and (iv) then the proceeds shall next be used to reimburse Township for all costs and expenditures made by Township in connection with the acquisition and construction of the Infrastructure Improvements by requisition therefor, as described in **Exhibit A**, in the principal as provided for in Section 2 hereof.

(b) In connection with any refunding of the City's outstanding tax increment financing obligations described under Section 5(a)(i) hereof (the "Outstanding TIF Obligations") the debt service reserve funds related to the Outstanding TIF Obligations shall be applied as follows: (i) to the extent such debt service reserve funds are necessary to fund a new debt service reserve fund for refunding bonds, such amounts shall be transferred to the refunding bond issue and deposited into a new debt service reserve fund under terms and conditions consistent with the existing bond documents for the Outstanding TIF Obligations; or (ii) to the extent such debt service reserve funds are not necessary to fund a new debt service reserve fund for the refunding bonds such amounts shall be applied to pay eligible infrastructure costs consistent with the terms and conditions of the existing bond documents for the Outstanding TIF Obligations and with State and Federal law (including federal tax laws relating to the issuance of the refunding bonds).

SECTION 6. Township hereby acknowledges and agrees that the City is not authorized to use its general funds to pay (or to reimburse Township) any part of the cost of the Infrastructure Improvements or cost and expense incurred in connection with issuing the Bonds and that the City's obligation to expend funds or reimburse Township to pay for the acquisition and construction of the Infrastructure Improvements is limited to the proceeds of any series of Bonds, and in the event the Bonds are not sold and delivered, no resulting liability shall accrue to the City irrespective of expenditures made by Township in connection with construction of the Township Phase II Project. The City covenants and agrees to use its best efforts to issue the Bonds in the amounts, for the purposes and at the times contemplated herein, and covenants and agrees that the Bonds will be issued unless the issuance thereof is prevented by rule of law, commercial inability to issue such Bonds or by the lack of sufficient projected TIF Revenues to provide for the Bond Payments for the Bonds, or a series thereof in the minimum amount provided for hereunder, as may reasonably be determined by the City in accordance with fact.

SECTION 7. In accordance with Section 21-45-21(3) of the TIF Act, from and after the execution of this Agreement until issuance of the Bonds, the City shall establish a "Debt Service Reserve Revenue Fund" into which it will deposit a designated portion of the TIF Revenues. It is the parties' intention that the Debt Service Reserve Revenue Fund be used to fund a debt service reserve fund for the Bonds (the "Debt Service Reserve Fund") should such a reserve fund be required as an inducement to sell the Bonds on reasonable terms and conditions acceptable to the City. Prior to using funds deposited in the Debt Service Reserve Revenue Fund to fund the Debt Service Reserve Fund, however, the City shall first use commercially reasonable efforts to obtain bond insurance to fund the Debt Service Reserve Fund. In the event said bond insurance is unavailable on commercially reasonable terms and conditions and a Debt Service Reserve Fund is required, the City shall next fund the Debt Service Reserve Fund to the extent available with funds in the Debt Service Reserve Revenue Fund and then to the extent necessary from Bond proceeds. To the extent permitted by State and Federal law and regulations, the final payment on the Bonds shall be made from the TIF Revenues, if sufficient, and funds in the Debt Service Reserve Fund, if any, shall be released to the Developer to the extent the Developer has not been reimbursed for allowable expenses of the Infrastructure Improvements. In the event the purchaser of the Bonds does not require a Debt Service Reserve Fund or if any funds remain in the Debt Service Reserve Revenue Fund after funding a Debt Service Reserve Fund, the parties agree that any funds accrued in the Debt Service Reserve Revenue Fund may be used by the City for any lawful purpose.

SECTION 8. Prior to any reimbursement, Township will present a description of any portion of the Infrastructure Improvements to be dedicated to the City, if any, or if no property is to be dedicated to the City, Township shall so inform the City prior to any reimbursement. Contingent on same being constructed in compliance with City standards, codes and ordinances, the City agrees to accept maintenance responsibility for that part, if any, of the Infrastructure Improvements which is dedicated to the City. The non-dedicated Infrastructure Improvements shall remain the property of Township or other private party and shall be maintained by Township or such other private party.

SECTION 9. Township acknowledges and agrees that it assumes the risk of proceeding with the construction and acquisition of the Township Phase II Project prior to the issuance and sale of any series of Bonds and further acknowledges that the City's sole source of funds available to pay the cost of the Township Phase II Project or reimburse Township Phase II for such cost is the proceeds derived from the sale of the Bonds.

SECTION 10. The City hereby agrees that it will make all reasonable efforts to issue and deliver the Bonds, from time to time, in a timely manner and represents to Township Phase II that, subject to construction, completion and operation of the Township Phase II Project by Township Phase II, it knows of no reason why the Bonds will not be issued and delivered.

SECTION 11. Township Phase II hereby acknowledges that the City will simultaneously enter into the Renaissance Phase II Security and Reimbursement Agreement in order to provide funds to pay the cost of all or a portion of the Renaissance Phase II Project in an amount not to exceed \$5,000,000. Bonds issued by the City for the Renaissance Phase II Project may be issued at different times and in separate series, and the principal amount of each respective series of Bonds will be determined by the increased TIF Revenues generated within or attributable to the

respective businesses and improvements within the Renaissance Phase II Redevelopment Project Site.

SECTION 12. If any provision of this Agreement shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever.

SECTION 13. Any notice, request, complaint, demand, communication or other paper shall be sufficiently given when delivered or mailed by registered or certified mail, postage prepaid, or sent by telegram, addressed to the addresses set forth below:

If to the City:

City of Ridgeland, Mississippi
Attention: Mayor
Post Office Box 217
Ridgeland, Mississippi 39158
(With a copy to the City Attorney at the same address)

If to the Township:

The Township Land Company, LLC
Attention: Clinton G. Herring, Jr.
361 Township Ave #200
Ridgeland, MS 39157

SECTION 14. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 15. This Agreement has been made by the City and Township and no person other than the foregoing and their successors and assigns shall acquire or have any right under or by virtue of this Agreement.

SECTION 16. This Agreement shall become effective upon the execution and acceptance hereof by the parties hereto and shall be valid and enforced from and after the time of such execution and acceptance.

SECTION 17. This Agreement shall be governed as to validity, construction and performance by the Constitution and the laws of the State Mississippi.

SIGNED, this the ____ day of _____, 2016.

CITY OF RIDGELAND, MISSISSIPPI

BY: _____
GENE F. MCGEE, MAYOR

ATTEST:

PAULA TIERCE, CITY CLERK

STATE OF MISSISSIPPI

)

) ss:

COUNTY OF MADISON

)

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2016, within my jurisdiction, the within named **Gene F. McGee** and **Paula Tierce**, who acknowledged they are the Mayor and Clerk of the City of Ridgeland, Mississippi, and that, for and on behalf of said City and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized by said City so to do.

Notary Public

My Commission Expires:

[S E A L]

THE TOWNSHIP LAND COMPANY, LLC

BY: _____
Clinton G. Herring, Jr.
Its Manager

STATE OF MISSISSIPPI)
) ss:
COUNTY OF _____)

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2016, within my jurisdiction, the within named Clinton G. Herring, Jr., who acknowledged that he is the Manager of The Township Land Company, LLC, a Mississippi limited liability company, and that for and on behalf of said limited liability company and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Notary Public

My Commission Expires:

[S E A L]

EXHIBIT A
Requisition for Payment

CITY OF RIDGELAND, MISSISSIPPI
\$ _____ TAX INCREMENT LIMITED OBLIGATION BONDS
SERIES 20 _____
(TOWNSHIP PHASE II PROJECT)

REQUISITION FOR PAYMENT

The undersigned hereby requests the City of Ridgeland, Mississippi, to reimburse or to pay the designated payee for the following costs or other amounts to be paid from the Construction Fund:

(a) Building or Construction Cost	\$ _____
(b) Other Authorized Costs	\$ _____
Total Costs to be Reimbursed	\$ _____

Attached hereto are copies of the invoices or statements from the contractor, vendor, other payee or other document for authorized costs of the Township Phase II Project.

CERTIFICATE

I hereby certify that:

- (a)** The amounts to be paid from the City's Construction Fund have been paid or incurred by the undersigned in the amount specified therein.
- (b)** No certificate with respect to such amount has previously been delivered to the City.
- (c)** The amounts set forth in this requisition have been properly expended or incurred for costs of the Infrastructure Improvements for the Township Phase II Project and such amounts have been paid.
- (d)** The undersigned has no notice of any vendor's, mechanic's, or other liens or right to liens, chattel mortgages or conditional sales contracts, or other contracts or obligations which should be satisfied or discharged before payment of such obligation is made.

All defined terms shall have the meaning ascribed to each as set forth in the Bond Resolution of the City dated _____, 20__.

EXECUTED, this _____ day of _____, 20__.

THE TOWNSHIP LAND COMPANY, LLC
A Mississippi limited liability company

BY: _____
NAME: _____
TITLE: _____

APPROVED:

CITY OF RIDGELAND, MISSISSIPPI

BY: _____
TITLE: _____

[THIS PAGE LEFT BLANK INTENTIONALLY]

THERE CAME on for consideration by the Mayor and Board of Aldermen (the "Governing Body") of the City of Ridgeland, Mississippi (the "City"), the matter of the Development and Reimbursement Agreement between the City and Renaissance Phase II, LLC, a Mississippi limited liability company. After a full consideration of the matter, Alderman _____ offered and moved the adoption of the following Resolution:

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN, CITY OF RIDGELAND, MISSISSIPPI, AUTHORIZING THE FORM OF AND EXECUTION OF A DEVELOPMENT AND REIMBURSEMENT AGREEMENT BETWEEN RENAISSANCE PHASE II, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, AND THE CITY.

WHEREAS, the Governing Body of the City, acting for and on behalf of the City, hereby find, determine and adjudicate and declare as follows that:

1. The Governing Body is authorized and empowered by the Constitution and Laws of the State of Mississippi, including Section 21-45-1 *et seq.*, Mississippi Code of 1972, as amended (the "TIF Act"), to undertake and carry out redevelopment projects within an area determined by the Governing Body of the City to be in need of development and redevelopment and designated as appropriate for redevelopment in accordance with redevelopment and tax increment financing plans adopted by the Governing Body;

2. The Governing Body has heretofore approved a redevelopment plan entitled "Tax Increment Financing Redevelopment Plan, City of Ridgeland, Mississippi, 2003, as Amended and Restated October 2016";

3. Renaissance Phase II, LLC, a Mississippi Limited Liability Company (the "Developer"), desires to develop Phase II of the Renaissance Project with is located on a portion of the approximately eighty (280) acres of land along Highland Colony Parkway within the City (the "Project Site") and within the Colony Park TIF District all as described in the Amended TIF Plan, defined below (the "Project");

4. On September 20, 2016, the Governing Body approved and adopted the "Tax Increment Financing Plan, Colony Park Project, City of Ridgeland, Mississippi, December 2004, as Amended and Restated September 2016" (the "Amended TIF Plan"), which provides for the issuance of not to exceed the principal amount of \$42,500,000 Tax Increment Tax Increment Limited Obligation Bonds of the City (the "Bonds") to fund certain public infrastructure improvements related to the Project and described in the Amended TIF Plan (the "Infrastructure Improvements");

5. There has been presented to the Governing Body the form of a Development and Reimbursement Agreement to be executed by and between the City and the Developer, the form of which is attached hereto as **EXHIBIT A** (the "Development Agreement");

6. The City reasonably expects that it will incur expenditures prior to the issuance of the Bonds which it intends to reimburse with the proceeds of the Bonds upon the issuance thereof. This declaration of official intent to reimburse expenditures made prior to the issuance of the Bonds in anticipation of the issuance of the Bonds is made pursuant to Department of

Treasury Regulations Section 1.150-2 (the reimbursement regulations). The Project for which such expenditures are made is the same as described hereinabove. The maximum principal amount of debt expected to be issued for the Project is the amount hereinabove set forth; and

7. The Governing Body desires to enter into the Development Agreement and to authorize the Mayor and City Clerk of the City to execute same with such changes, additions, deletions and modifications as shall be approved by the officers of the City executing the Development Agreement, their execution thereon signifying their approval of such changes, additions, deletions and modifications.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY, AS FOLLOWS:

SECTION 1. That the Development Agreement is approved in the form attached hereto as **EXHIBIT A**, and that the Mayor and the City Clerk are authorized to execute the Development Agreement with such changes, additions, deletions and modifications as shall be approved by the officers of the City executing same, their execution thereon signifying their approval of such changes, additions, deletions and modifications.

SECTION 2. That the City reasonably expects that it will incur expenditures prior to the issuance of the Bonds which it intends to reimburse with the proceeds of the Bonds upon the issuance thereof. This declaration of official intent to reimburse expenditures made prior to the issuance of the Bonds in anticipation of the issuance of the Bonds is made pursuant to Department of Treasury Regulations Section 1.150-2 (the reimbursement regulations). The Project for which such expenditures are made is the same as described hereinabove. The maximum principal amount of debt expected to be issued for the Project is the amount hereinabove set forth.

SECTION 3. That all orders, resolutions or proceedings of this Governing Body in conflict with the provisions of this Resolution shall be and are repealed, rescinded and set aside, but only to the extent of such conflict.

SECTION 4. That for cause, this Resolution shall become effective immediately upon the adoption thereof.

_____ seconded the motion to adopt the foregoing, and the roll call vote was as follows:

Alderman D.I. Smith
Alderman Ken Heard
Alderman Chuck Gautier
Alderman Kevin Holder
Alderman Brian Ramsey
Alderman Scott Jones
Alderman Wesley Hamlin

Voted: _____
Voted: _____
Voted: _____
Voted: _____
Voted: _____
Voted: _____
Voted: _____

The motion having received the affirmative vote of a majority of all of the members of the Governing Body present, the Mayor declared the motion carried and the Resolution adopted on this the 18th day of October, 2016.

CITY OF RIDGELAND, MISSISSIPPI

Gene F. McGee, Mayor

ATTEST:

Paula Tierce, City Clerk
(SEAL)

Exhibit A

Development and Reimbursement Agreement

SECURITY AND REIMBURSEMENT AGREEMENT

This Security and Reimbursement Agreement (the "Agreement") dated _____, 2016, by and between the **City of Ridgeland, Mississippi**, a body corporate and politic organized and existing under the laws and Constitution of the State of Mississippi (the "City"); **Renaissance Phase II, LLC**, a limited liability company organized, existing and in good standing under the laws of the State of Mississippi, its successors and assigns ("Renaissance Phase II").

WITNESSETH:

WHEREAS, the City has heretofore approved its redevelopment plan entitled "Tax Increment Redevelopment Plan, City of Ridgeland, Mississippi, 2003, as Amended and Restated October 2016" (the "Redevelopment Plan") as authorized under Section 21-45-1 *et seq.*, Mississippi Code of 1972, as amended (the "TIF Act"); and

WHEREAS, on December 7, 2004, the City adopted a resolution approving the "Tax Increment Financing Plan, Colony Park Project, City of Ridgeland, Mississippi, December 2004" (the "2004 TIF Plan") to create a tax increment financing district for the purpose of assisting in the development of the approximately 280 acres located along the Highland Colony Parkway in the City (the "Colony Park Project"); and

WHEREAS, on September 20, 2016, the City adopted a resolution giving notice of its intention to hold a hearing to consider approval of the "Tax Increment Financing Plan, Colony Park Project, City of Ridgeland, Mississippi, December 2004 as Amended and Restated September 2016" (the "First Amendment", and together with the 2004 TIF Plan, the "TIF Plan") to amend the 2004 TIF Plan and to approve the additional phases of the Colony Park Project as qualified for tax increment financing ("TIF"), to express its intent at a future time or times to issue Tax Increment Financing Bonds in one or more series (the "Bonds") in an outstanding principal amount not to exceed Forty-Two Million Five Hundred Thousand Dollars (\$42,500,000), all as provided by the Act; and

WHEREAS, the TIF Plan was developed in conformity with the Redevelopment Plan; and

WHEREAS, on October 6, 2016, the City published a Notice of a Public Hearing on the First Amendment, and on October 18, 2016, the Board held a public hearing on the First Amendment, all as required by the Act, after which the Board adopted a resolution giving final approval to the First Amendment and authorizing the issuance of the Bonds for the purpose of acquiring and constructing the Infrastructure Improvements, as defined herein below; and

WHEREAS, Madison County, Mississippi (the "County"), has previously participated with the City to assist in the development of the Colony Park Project, as authorized by the TIF Act and Sections 57-64-1 *et seq.*, Mississippi Code of 1972, amended (the "REDA Act"), and may be presented with an amended tax increment plan authorizing the County to cooperate with the City to further assist in the development of the Colony Park Project and, in particular, the

Renaissance Phase II Project pursuant to the REDA Act and Sections 17-13-1 *et seq.*, Mississippi Code of 1972, as amended (the "Interlocal Act"); and

WHEREAS, pursuant to the TIF Plan and the TIF Act, the City has agreed to issue the Bonds, in one or more series, subject in part to compliance with the terms of this Agreement, to pay the cost of acquiring land and/or constructing various infrastructure improvements, which includes, but is not limited to, installation of utilities such as water, sanitary sewer, and natural gas lines; relocation of utilities; installation and relocation of electrical services; installation of storm drainage; construction of roadways with curb and gutter, sidewalks, multi-use paths, parking (including parking structures); installation and construction of fountains; installation and construction of public facilities; installation of traffic signalization and signage; site improvements; grading; landscaping of rights-of-way; purchase of rights-of-way necessary for the installation of the infrastructure improvements described hereinabove (the "Infrastructure Improvements"); and

WHEREAS, the Colony Park Project is composed of numerous components, including a proposed development of an additional 80,000 to 90,000 square feet of retail and restaurants, and the tenant improvements therein, including without limitation equipment, inventory and other personal property owned by tenants, and improvements, including without limitation equipment, inventory and other personal property, on any parcels that may be ground leased to third party developers, representing a private investment of approximately \$45,000,000, located adjacent to Renaissance Phase I (as defined with the First Amendment) on prime commercial property along Highland Colony Parkway within the corporate limits of the City and in the TIF District (the "Renaissance Phase II Project"); and

WHEREAS, Renaissance Phase II proposes to develop the Renaissance Phase II Project, and the City intends to support the Renaissance Phase II Project and to allow a portion of the proceeds from the Bonds to be used to reimburse Renaissance Phase II for the cost of Infrastructure Improvements related to the Renaissance Phase II Project in a principal amount necessary to reimburse Renaissance Phase II an amount not to exceed Five Million Dollars (\$5,000,000) for eligible Infrastructure Improvements; and

WHEREAS, the Bonds will be secured by a pledge of all of the City's incremental ad valorem tax increases from the real and personal property and all of the incremental increases in sales tax rebates generated within the TIF District from the development of the Colony Park Project; and

WHEREAS, the principal amount of the Bonds to be issued by the City from time to time to support the Infrastructure Improvements related to the Renaissance Phase II Project will be determined based on (a) one hundred percent (100%) of the incremental increase in the City's ad valorem tax revenue generated from real and personal property within the TIF District attributable to the development of the Renaissance Phase II Project; (b) fifty percent (50%) of the incremental increase in sales tax rebates generated within the TIF District attributable to the development of the Renaissance Phase II Project; and (c) any amount the County agrees to pledge in connection therewith; and

WHEREAS, Renaissance Phase II will commence construction of the Renaissance Phase II Project in one or more phases prior to issuance of the Bonds, and when such Bonds are delivered, the City will reimburse Renaissance Phase II for expenditures for the Infrastructure Improvements incurred up to that time and then will subsequently reimburse Renaissance Phase II for future expenditures for the Infrastructure Improvements all as set forth in Section 4 herein, subject in all respects to compliance by Renaissance Phase II with the terms and provisions of this Agreement; and

WHEREAS, it has become necessary for Renaissance Phase II to proceed with the acquisition and construction of the Renaissance Phase II Project in anticipation of the delivery of the Bonds; and

WHEREAS, as required by the TIF Act, this Agreement is being executed and delivered in order to set forth the agreements between the parties hereto with respect to Renaissance Phase II being reimbursed for its expenditures for the Infrastructure Improvements in connection with the Renaissance Phase II Project when the Bonds are sold and delivered and with respect to the obligations of Renaissance Phase II with respect to bond issuance fees and expenses that the City may be required to incur prior to and in anticipation of the sale and delivery of the Bonds; and

WHEREAS, this Agreement is authorized by and being executed in order to comply with Section 21-45-9, Mississippi Code of 1972, as amended.

NOW THEREFORE, IN CONSIDERATION OF THE FOREGOING, THE CITY AND RENAISSANCE PHASE II AGREE THAT:

SECTION 1. Renaissance Phase II shall commence with the construction of the Renaissance Phase II Project and complete same, and the City shall, subject to the provisions of this Agreement and the issuance of the Bonds, reimburse Renaissance Phase II for its expenditures on the Infrastructure Improvements related to the Renaissance Phase II Project.

SECTION 2. The City will issue the Bonds to defray the costs of the Infrastructure Improvements of the Renaissance Phase II Project in one or more series, in the principal amount, as may be reasonably determined by the City, in an amount equal to the lesser of:

(a) such principal amount of Bonds issued to provide for the Infrastructure Improvements (i.e., the calculation to determine sizing of the Bonds to support the financing of Infrastructure Improvements related to the Renaissance Phase II Project, the cost of issuance of the Bonds and, to the extent necessary, amounts reasonably required to fund a capitalized interest fund and a debt service reserve fund) shall be based on amounts to retire both principal and interest out of:

- (i) fifty percent (50%) of the increase in sales tax rebates accruing to the City resulting from the taxation of retail sales within the TIF District attributable to businesses contained within the Renaissance Phase II Project;
- (ii) the increase in ad valorem taxes accruing to the City resulting from taxation of the real and personal property

attributable to the businesses and improvements, equipment, inventory and other personal property contained within the Renaissance Phase II Project; and

- (iii) that portion of the increase in County ad valorem taxes resulting from taxation of the real and personal property in the TIF District attributable to the businesses and improvements, equipment, inventory and other personal property, contained within the Renaissance Phase II Project that the County may agree to pledge pursuant to an agreement with the City pursuant to the Interlocal Act, the REDA Act or otherwise;

provided that neither ad valorem taxes of the City generated by single-family residential development nor ad valorem taxes of the City generated for school district purposes will be pledged to service the debt of the Bonds. The tax revenues identified in subsections (i), (ii) and (iii) above are hereinafter referred to as "TIF Revenues;" or

- (b) an amount necessary to reimburse Renaissance Phase II \$5,000,000 for eligible Infrastructure Improvements.

The City will deliver the Bonds as soon as Renaissance Phase II is able to demonstrate to the satisfaction of the City that projected TIF Revenues will provide moneys sufficient to make the payments for such Bonds, and it is anticipated by the parties that the Bonds will be issued approximately one (1) year after the respective portion of the Renaissance Phase II Project is placed in service. Furthermore, in no event shall the Bonds, the proceeds of which will be used to defray the cost of Infrastructure Improvements related to the Renaissance Phase II Project, be issued in an amount that would require the annual payment on such series of Bonds to exceed the projected annual amount available to the City and County, if applicable, from those revenues specified in Section 2(a) above.

Proceeds of Bonds issued hereunder shall be applied in accordance with the provisions of Section 5 hereof. The provisions of this Section 2 shall not apply to the refunding of outstanding tax increment financing obligation under Section 5(i) hereof.

SECTION 3. The City and Renaissance Phase II acknowledge and agree that the County may agree to assist in the development of the Renaissance Phase II Project, and the City will use its best efforts to enter into an interlocal agreement as authorized by the Interlocal Act or the REDA Act whereby the County will agree to pledge all or a portion of the increase in ad valorem taxes on real and personal property contained within and forming a part of the TIF District accruing to the County to assist the City in the repayment of the Bonds.

SECTION 4. The acquisition and construction of all or any portion of the Renaissance Phase II Project by Renaissance Phase II will be at Renaissance Phase II's own cost prior to the delivery of any series of Bonds and to the extent allowed by law and this Agreement, the City will

reimburse Renaissance Phase II for its expenditures on the Infrastructure Improvements to support Renaissance Phase II in a principal amount as provided in Section 2 hereof.

SECTION 5. (a) The City and Renaissance Phase II agree that at such time as one or more series of the Bonds are sold and delivered, the City shall deposit and apply Bond proceeds in the maximum outstanding principal amount of Forty-Two Million Five Hundred Thousand Dollars (\$42,500,000) in the priority as follows: (i) first set aside or pay an amount sufficient to provide for the payment of the City's outstanding tax increment financing obligations previously incurred in connection with the Colony Park Project; (ii) then, in the City's sole discretion, establish any necessary reserve fund to pay interest on the Bonds which would be due and payable prior to the date when the first incremental increase in taxes is received, (iii) then, in the City's sole discretion, establish any necessary debt service reserve fund, subject to Section 7 hereof, and provide for cost of issuance, and (iv) then the proceeds shall next be used to reimburse Renaissance Phase II for all costs and expenditures made by Renaissance Phase II in connection with the acquisition and construction of the Infrastructure Improvements by requisition therefor, as described in **Exhibit A**, in the principal as provided for in Section 2 hereof.

(b) In connection with any refunding of the City's outstanding tax increment financing obligations described under Section 5(a)(i) hereof (the "Outstanding TIF Obligations") the debt service reserve funds related to the Outstanding TIF Obligations shall be applied as follows: (i) to the extent such debt service reserve funds are necessary to fund a new debt service reserve fund for refunding bonds, such amounts shall be transferred to the refunding bond issue and deposited into a new debt service reserve fund under terms and conditions consistent with the existing bond documents for the Outstanding TIF Obligations; or (ii) to the extent such debt service reserve funds are not necessary to fund a new debt service reserve fund for the refunding bonds such amounts shall be applied to pay eligible infrastructure costs consistent with the terms and conditions of the existing bond documents for the Outstanding TIF Obligations and with State and Federal law (including federal tax laws relating to the issuance of the refunding bonds).

SECTION 6. Renaissance Phase II hereby acknowledges and agrees that the City is not authorized to use its general funds to pay (or to reimburse Renaissance Phase II) any part of the cost of the Infrastructure Improvements or cost and expense incurred in connection with issuing the Bonds and that the City's obligation to expend funds or reimburse Renaissance Phase II to pay for the acquisition and construction of the Infrastructure Improvements is limited to the proceeds of any series of Bonds, and in the event the Bonds are not sold and delivered, no resulting liability shall accrue to the City irrespective of expenditures made by Renaissance Phase II in connection with construction of the Renaissance Phase II Project. The City covenants and agrees to use its best efforts to issue the Bonds in the amounts, for the purposes and at the times contemplated herein, and covenants and agrees that the Bonds will be issued unless the issuance thereof is prevented by rule of law, commercial inability to issue such Bonds or by the lack of sufficient projected TIF Revenues to provide for the Bond Payments for the Bonds, or a series thereof in the minimum amount provided for hereunder, as may reasonably be determined by the City in accordance with fact.

SECTION 7. In accordance with Section 21-45-21(3) of the TIF Act, from and after the execution of this Agreement until issuance of the Bonds, the City shall establish a "Debt Service Reserve Revenue Fund" into which it will deposit a designated portion of the TIF Revenues. It is the parties' intention that the Debt Service Reserve Revenue Fund be used to fund a debt service reserve fund for the Bonds (the "Debt Service Reserve Fund") should such a reserve fund be required as an inducement to sell the Bonds on reasonable terms and conditions acceptable to the City. Prior to using funds deposited in the Debt Service Reserve Revenue Fund to fund the Debt Service Reserve Fund, however, the City shall first use commercially reasonable efforts to obtain bond insurance to fund the Debt Service Reserve Fund. In the event said bond insurance is unavailable on commercially reasonable terms and conditions and a Debt Service Reserve Fund is required, the City shall next fund the Debt Service Reserve Fund to the extent available with funds in the Debt Service Reserve Revenue Fund and then to the extent necessary from Bond proceeds. To the extent permitted by State and Federal law and regulations, the final payment on the Bonds shall be made from the TIF Revenues, if sufficient, and funds in the Debt Service Reserve Fund, if any, shall be released to the Developer to the extent the Developer has not been reimbursed for allowable expenses of the Infrastructure Improvements. In the event the purchaser of the Bonds does not require a Debt Service Reserve Fund or if any funds remain in the Debt Service Reserve Revenue Fund after funding a Debt Service Reserve Fund, the parties agree that any funds accrued in the Debt Service Reserve Revenue Fund may be used by the City for any lawful purpose.

SECTION 8. Prior to any reimbursement, Renaissance Phase II will present a description of any portion of the Infrastructure Improvements to be dedicated to the City, if any, or if no property is to be dedicated to the City, Renaissance Phase II shall so inform the City prior to any reimbursement. Contingent on same being constructed in compliance with City standards, codes and ordinances, the City agrees to accept maintenance responsibility for that part, if any, of the Infrastructure Improvements which is dedicated to the City. The non-dedicated Infrastructure Improvements shall remain the property of Renaissance Phase II or other private party and shall be maintained by Renaissance Phase II or such other private party.

SECTION 9. Renaissance Phase II acknowledges and agrees that it assumes the risk of proceeding with the construction and acquisition of the Renaissance Phase II Project prior to the issuance and sale of any series of Bonds and further acknowledges that the City's sole source of funds available to pay the cost of the Renaissance Phase II Project or reimburse Renaissance Phase II for such cost is the proceeds derived from the sale of the Bonds.

SECTION 10. The City hereby agrees that it will make all reasonable efforts to issue and deliver the Bonds, from time to time, in a timely manner and represents to Renaissance Phase II that, subject to construction, completion and operation of the Renaissance Phase II Project by Renaissance Phase II, it knows of no reason why the Bonds will not be issued and delivered.

SECTION 11. Renaissance Phase II hereby acknowledges that the City will simultaneously enter into the Township II Security and Reimbursement Agreement in order to provide funds to pay the cost of all or a portion of the Township II Public Improvement Project in an amount not to exceed \$2,500,000. Bonds issued by the City for the Township II Public Improvement Project may be issued at different times and in separate series, and the principal amount of each

respective series of Bonds will be determined by the increased TIF Revenues generated within or attributable to the respective businesses and improvements within the Township II Redevelopment Project Site.

SECTION 12. If any provision of this Agreement shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever.

SECTION 13. Any notice, request, complaint, demand, communication or other paper shall be sufficiently given when delivered or mailed by registered or certified mail, postage prepaid, or sent by telegram, addressed to the addresses set forth below:

If to the City:

City of Ridgeland, Mississippi
Attention: Mayor
Post Office Box 217
Ridgeland, Mississippi 39158
(With a copy to the City Attorney at the same address)

If to the Renaissance Phase II:

Renaissance Phase II
Attention: T. Andrew Mattiace
125 S Congress St.
Jackson, Mississippi 39201

SECTION 14. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 15. This Agreement has been made by the City and Renaissance Phase II and no person other than the foregoing and their successors and assigns shall acquire or have any right under or by virtue of this Agreement.

SECTION 16. This Agreement shall become effective upon the execution and acceptance hereof by the parties hereto and shall be valid and enforced from and after the time of such execution and acceptance.

SECTION 17. This Agreement shall be governed as to validity, construction and performance by the Constitution and the laws of the State Mississippi.

SIGNED, this the ____ day of _____, 2016.

CITY OF RIDGELAND, MISSISSIPPI

BY: _____
GENE F. MCGEE, MAYOR

ATTEST:

PAULA TIERCE, CITY CLERK

STATE OF MISSISSIPPI

)

) ss:

COUNTY OF MADISON

)

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2016, within my jurisdiction, the within named **Gene F. McGee** and **Paula Tierce**, who acknowledged they are the Mayor and Clerk of the City of Ridgeland, Mississippi, and that, for and on behalf of said City and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized by said City so to do.

Notary Public

My Commission Expires:

[S E A L]

RENAISSANCE PHASE II, LLC

BY: _____

TITLE: _____

STATE OF MISSISSIPPI

)

) ss:

COUNTY OF _____

)

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2016, within my jurisdiction, the within named T. Andrew Mattiace who acknowledged that he is the _____ of Renaissance Phase II, LLC, a limited liability company organized and existing under the laws of the State of Mississippi, and that for and on behalf of said limited liability company and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Notary Public

My Commission Expires:

[S E A L]

EXHIBIT A
Requisition for Payment

CITY OF RIDGELAND, MISSISSIPPI
\$ _____ TAX INCREMENT LIMITED OBLIGATION BONDS
SERIES 20__
(RENAISSANCE PHASE II PROJECT)

REQUISITION FOR PAYMENT

The undersigned hereby requests the City of Ridgeland, Mississippi, to reimburse or to pay the designated payee for the following costs or other amounts to be paid from the Construction Fund:

(a) Building or Construction Cost	\$ _____
(b) Other Authorized Costs	\$ _____
Total Costs to be Reimbursed	\$ _____

Attached hereto are copies of the invoices or statements from the contractor, vendor, other payee or other document for authorized costs of the Renaissance Phase II Project.

CERTIFICATE

I hereby certify that:

- (a)** The amounts to be paid from the City's Construction Fund have been paid or incurred by the undersigned in the amount specified therein.
- (b)** No certificate with respect to such amount has previously been delivered to the City.
- (c)** The amounts set forth in this requisition have been properly expended or incurred for costs of the Infrastructure Improvements for the Renaissance Phase II Project and such amounts have been paid.
- (d)** The undersigned has no notice of any vendor's, mechanic's, or other liens or right to liens, chattel mortgages or conditional sales contracts, or other contracts or obligations which should be satisfied or discharged before payment of such obligation is made.

All defined terms shall have the meaning ascribed to each as set forth in the Bond Resolution of the City dated _____, 20__.

EXECUTED, this _____ day of _____, 20__.

BY: _____
TITLE: _____

APPROVED:

CITY OF RIDGELAND, MISSISSIPPI

BY: _____
TITLE: _____

The City Clerk reported that pursuant to a resolution of the Mayor and Board of Aldermen (the "Governing Body") of the City of Ridgeland, Mississippi (the "City"), calling for a hearing to be held at 6:00 P.M. on Tuesday, October 18, 2016, with respect to the Tax Increment Financing Plan, Renaissance Phase III, September 2016, City of Ridgeland, Mississippi, (the "TIF Plan"), she did cause such notice of the public hearing to be published in the *Madison County Journal*, a newspaper having a general circulation in the City on October 6, 2016, as evidenced by the proof of publication on file in the office of the Clerk. The Mayor then called the meeting to order, and the public hearing was duly convened. At that time, all present were given an opportunity to present oral and/or written comments on the TIF Plan. At the conclusion of the public hearing, Alderman _____ offered and moved the adoption of the following resolution:

A RESOLUTION APPROVING THE ADOPTION OF AND IMPLEMENTATION OF THE "TAX INCREMENT FINANCING PLAN, RENAISSANCE PHASE III, SEPTEMBER 2016, CITY OF RIDGELAND, MISSISSIPPI."

WHEREAS, under the power and authority granted by the laws of the State of Mississippi and particularly under Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended, the Governing Body, on September 20, 2016, did adopt a certain resolution entitled:

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF RIDGELAND, MISSISSIPPI, DETERMINING THE NECESSITY FOR AND INVOKING THE AUTHORITY GRANTED TO MUNICIPALITIES BY THE LEGISLATURE WITH RESPECT TO TAX INCREMENT FINANCING AS SET FORTH IN CHAPTER 45 OF TITLE 21, MISSISSIPPI CODE OF 1972, AS AMENDED; DETERMINING THAT THE "TAX INCREMENT FINANCING PLAN, RENAISSANCE PHASE III, SEPTEMBER 2016, CITY OF RIDGELAND, MISSISSIPPI," PROPOSES A PROJECT THAT IS ELIGIBLE FOR TAX INCREMENT FINANCING UNDER THE LAWS OF THE STATE; THAT A PUBLIC HEARING BE CONDUCTED IN CONNECTION WITH THE "TAX INCREMENT FINANCING PLAN, RENAISSANCE PHASE III, SEPTEMBER 2016, CITY OF RIDGELAND, MISSISSIPPI;" AND FOR RELATED PURPOSES.

WHEREAS, as directed by the aforesaid resolution and as required by law, a notice of public hearing was published one (1) time in the *Madison County Journal*, a newspaper having a general circulation within the City, and was so published in said newspaper on October 6, 2016, a date not less than ten (10) days nor more than twenty (20) days prior to said hearing date as required by the TIF Act, as evidenced by the publisher's proof of publication of the same heretofore presented to the Governing Body and filed with the Clerk;

WHEREAS, the notice of public hearing generally described the TIF Plan and further called for a public hearing to be held at the regular meeting place of the Governing Body in the City Hall of the City, 304 Highway 51, Ridgeland, Mississippi, at 6:00 P.M. on Tuesday, October 18, 2016, in

order for the general public to state or present their views on the TIF Plan; and

WHEREAS, at 6:00 P.M. on Tuesday, October 18, 2016, the public hearing was held, and all in attendance were given an opportunity to state or present their oral and/or written comments on the TIF Plan.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City, as follows:

SECTION ONE. That all of the findings of fact made and set forth in the preamble to this Resolution shall be and the same are hereby found, declared, and adjudicated to be true and correct.

SECTION TWO. That the Governing Body of the City is now fully authorized and empowered under the provisions of Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended, to adopt and implement the TIF Plan, attached hereto as **EXHIBIT A**, and do hereby adopt and approve such TIF Plan as presented in order to assist in the development of the proposed Project (as defined in the TIF Plan) and may participate jointly with Madison County, Mississippi (the "County") to issue tax increment financing bonds or notes in one or more series in an amount not to exceed Twelve Million Five Hundred Thousand Dollars (\$12,500,000) (the "Bonds") to finance the cost of various improvements in connection with the TIF Plan.

SECTION THREE. That the Bonds of the City shall be issued pursuant to further proceedings of the Governing Body of the City.

Alderman _____ seconded the motion to adopt the foregoing resolution, and the question being put to a vote, the result was as follows:

Alderman D.I. Smith	Voted: _____
Alderman Ken Heard	Voted: _____
Alderman Chuck Gautier	Voted: _____
Alderman Kevin Holder	Voted: _____
Alderman Brian Ramsey	Voted: _____
Alderman Scott Jones	Voted: _____
Alderman Wesley Hamlin	Voted: _____

The motion having received the affirmative vote of a majority of all of the members of the Governing Body present, the Mayor declared the motion carried and the resolution adopted on this the 18th day of October, 2016.

CITY OF RIDGELAND, MISSISSIPPI

Gene F. McGee, Mayor

ATTEST:

Paula Tierce, City Clerk

(SEAL)

EXHIBIT A

TAX INCREMENT FINANCING PLAN



TAX INCREMENT FINANCING PLAN
RENAISSANCE PHASE III,
September 2016,
City of Ridgeland, Mississippi

Prepared by:

GOURAS & ASSOCIATES

101 Webster Circle, Suite 300
Madison, MS 39110
P.O. Box 1465
Ridgeland, MS 39158
601-605-8128 P 601-605-8129 F

chrisgouras@gourasandassociates.com
christiana@gourasandassociates.com



**TAX INCREMENT FINANCING PLAN
RENAISSANCE PHASE III
CITY OF RIDGELAND, MISSISSIPPI
SEPTEMBER 2016**

ARTICLE I

A. PREAMBLE

1. The administration and implementation of this Tax Increment Financing Plan, Renaissance Phase III, City of Ridgeland, Mississippi, September 2016 (the "TIF Plan") will be an undertaking of the City of Ridgeland, Mississippi (the "City"), and may be a joint undertaking with Madison County, Mississippi (the "County"), authorized pursuant to Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended (the "TIF Act"); Section 17-13-1 *et seq.*, Mississippi Code of 1972, as amended (the "Interlocal Act"); and Regional Economic Development Act funding as authorized by Section 57-64-1 *et seq.*, Mississippi Code of 1972, as amended and applicable (the "REDA Act"); and in accordance with the Tax Increment Financing Redevelopment Plan, Ridgeland, Mississippi, 2003 (the "Redevelopment Plan"), and will be administered and implemented by the City.
2. The City and County may enter into an interlocal cooperation agreement or a regional economic development alliance agreement, which will designate the City as the primary party in interest in carrying the Project forward.
3. Renaissance Phase III LLC, a Mississippi limited liability company, its successors or assigns, (the "Developer"), proposes to construct an upscale retail development on approximately 45 acres including approximately 266,000 square feet of retail, restaurant and related commercial space (collectively, the "Project"). The Project will be located on real property more particularly described in Article VII of this TIF Plan and the map attached hereto as "Exhibit A" (the "Map"), the land described in the Map and Article VII of this Plan being collectively referred to as the "TIF District."
4. The City will issue Tax Increment Financing Bonds or notes as authorized herein to assist in financing a portion of the Project as more fully described herein (the "TIF Bonds"). The TIF Bonds outstanding and authorized by this TIF Plan may be issued in one or more series and shall not exceed Twelve Million Five Hundred Thousand Dollars (\$12,500,000).
5. The Mayor and Board of Aldermen of the City (the "Governing Body") hereby find and determine that the Project is in the best interest of the City and its future development and that it is in the best interest of the City and its citizens that the provision of Section 21-45-9 of the TIF Act requiring dedication of the "redevelopment project" to the City not apply to those improvements which are constructed on the privately owned portion of the Project.

6. The proceeds of the TIF Bonds will be used to defray the cost of infrastructure improvements (including, but not limited to the Infrastructure Improvements) to serve the Project and the community as a whole.
7. The Developer has provided information to the City regarding the proposed site plans, the amounts of the private investment, sales taxes, and job creation projections. Estimates of ad valorem taxes were made based on comparable properties in the County.

B. STATEMENT OF INTENT

1. The City may issue TIF Bonds in one or more series pursuant to the authority outlined hereinabove, in an amount not to exceed Twelve Million Five Hundred Thousand Dollars (\$12,500,000) outstanding, which will be secured solely by a pledge of the increased ad valorem taxes from real and personal property and sales tax rebates generated within the TIF District, which funds will be used to pay the cost of acquiring and constructing improvements, which may include, but are not necessarily limited to, installation, rehabilitation and/or relocation of utilities such as water and sanitary sewer; regional storm water improvements; construction, renovation, or rehabilitation of drainage improvements, roadways, curbs, gutters, sidewalks; site improvements; offsite improvements and infrastructure which may include roads, rights-of-way, utilities, and water and sewer lines; parking; relocation of electrical lines; lighting; signalization; wetlands and stream mitigation payments; storm drainage pipes; culverts; landscaping of rights-of way; costs associated with the acquisition of land for the foregoing improvements; related architectural/engineering fees, attorney's fees, issuance costs, capitalized interest, and other related soft costs (collectively, the "Infrastructure Improvements").
2. After sufficient development of the Project has been substantially completed the City will issue the TIF Bonds and reimburse the Developer in accordance with a development agreement to be entered into between the City and the Developer as authorized by the TIF Act. The TIF Bonds may be issued in one or more series.
3. The construction of the Infrastructure Improvements will be undertaken to provide for the public convenience, health, and welfare.
4. The TIF Bonds will never be a general obligation of the City or the County, will not be secured by the full faith, credit, and taxing power of the City or the County, nor create any other pecuniary liability on the part of the City and the County other than the pledge of the incremental increase in the ad valorem taxes and sales tax rebates set forth in this TIF Plan.

C. PUBLIC CONVENIENCE AND NECESSITY

1. The public convenience and necessity requires participation by the City in the Project. The Project will accomplish the following, which will provide for the public

convenience and necessity and serve the best interests of the citizens of the City and the County, including:

- a. Construction of the Project will represent a private investment of approximately \$45,000,000.
- b. It is estimated the Project will create hundreds of construction jobs over the life of the Project with an estimated payroll of approximately \$13,500,000.
- c. It is estimated that the Project will create 325 new full-time and part-time jobs.
- d. It is expected that the Project will result in an annual real and personal property tax *increase* of about \$146,266 for the City.
- e. It is expected that the Project will result in an annual real and personal property tax *increase* of about \$242,292 for the County.
- f. It is anticipated that the Project will yield an annual real and personal property tax increase of about \$398,342 for the School District.
- g. The annual sales generated by the Project are expected to reach approximately \$130,850,000.
- h. The Project is expected to result in annual sales tax rebates to the City of about \$1,694,508.
- i. The Project is expected to generate approximately \$56,000 annually from the City's 1% Tourist and Convention Tax.
- j. The development of the Project will help expand the tax base of the City and the County.
- k. The development of the Project will address extensive storm water drainage issues and include the construction of a detention pond to address issues with Purple Creek. This will include (but not be limited to) the collection and retention of storm water deflected into the TIF District from developments west of Highland Colony Parkway.
- l. The development of the Project will extend the City's multiuse pedestrian and bicycle trail, further encouraging the health and welfare of the City as well as economic development and increased property values for the surrounding properties.

**ARTICLE II
PROJECT INFORMATION**

A. REDEVELOPMENT PROJECT DESCRIPTION

1. The Project is expected to consist of an upscale retail development on approximately 45 acres including approximately 266,000 square feet of retail, restaurant, and related commercial space and on and off-site improvements.
2. Project Location: The Project is located east of Highland Colony Parkway, south of the Natchez Trace Parkway, west of Interstate 55 as more particularly described in Article VII and the Map.

B. DEVELOPER'S INFORMATION

1. Name: Renaissance Phase III, LLC
2. Address: 125 South Congress Street
Suite 1800
Jackson, MS 39201
3. Tax ID Number: 81-3621121
4. Local Contractors or Agents: Neel-Schaffer
100 Renaissance
1022 Highland Colony Parkway, Suite 202
Ridgeland, MS 39157

**ARTICLE III
ECONOMIC DEVELOPMENT IMPACT DESCRIPTION**

A. JOB CREATION

1. Construction Jobs: The Project is expected to create hundreds of construction jobs with a payroll in excess of \$13,500,000.
2. Permanent Jobs: It is estimated that the Project will create 325 new permanent full-time and part-time jobs.

B. FINANCIAL BENEFIT TO THE COMMUNITY

1. Ad Valorem Tax Increases: The construction and development of the Project will generate significant ad valorem tax revenues for the City, the County, and the School District. The estimates for real property taxes for the TIF District are based on an assumed new true value of \$33,576,000 for the development and \$17,567,789 for furniture, fixtures, equipment, and inventory; and an assumed combined assessed value of \$7,671,568.

ENTITY	MILLAGE RATE	CURRENT TAXES	AFTER PROJECT ¹	INCREMENT ²
<i>City of Ridgeland Real Property & Personal Property</i>	20.03	\$7,396	\$153,662	\$146,266
<i>Madison County Real Property & Personal Property</i>	33.18	\$12,251	\$254,543	\$242,292
<i>School District Real Property Taxes³</i>	54.55	\$20,142	\$418,484	\$398,342
TOTAL	107.76	\$39,789	\$826,689	\$786,900

2. Retail Sales: It is estimated that the Project will generate approximately \$130,850,000 in sales annually which will create annual sales tax rebates of \$1,694,508. The City will pledge the incremental increase in sales tax rebates to secure the debt on the TIF Bonds, and the TIF Bonds will be sized as set forth in Article VI(C)(2). Additionally, it is anticipated that the Project will generate approximately \$56,000 annually pursuant to the City's 1% Tourist and Convention Tax.

¹ These projections assume constant values and millage rates

² The incremental increase in the ad valorem tax revenues on real and personal property and the incremental increase in sales tax rebates will be pledged to secure the debt on the TIF. The TIF Bonds will be sized as set forth in Article VI(C)(2).

³ This is provided for informational purposes only as School taxes are not eligible for use in TIF.

ARTICLE IV
THE OBJECTIVE OF THE TAX INCREMENT FINANCING PLAN

- A. CONSTRUCTION OF IMPROVEMENTS:** The Improvements constructed for the Project (including, but not limited to the Infrastructure Improvements) will be consistent with the Redevelopment Plan. The Project and the Infrastructure Improvements will be constructed in accordance with standards, codes, and ordinances of the City. As a planned shopping destination subject to the City's design guidelines, the Project will further the goals and objectives of the Redevelopment Plan, including promoting compatibility of land uses and promoting the orderly expansion of urban growth to provide the efficient use of resources.
- B. REDEVELOPMENT:** Property held by the City may be disposed of to private parties for development or redevelopment in accordance with applicable law. The City will grant an easement to the Developer for the development of a storm water detention pond on Parcel 071G-25A-002/01.00 (the "City's Parcel"). This storm water detention pond will serve the Project and will serve as a regional detention facility, including addressing water deflected into the TIF District from developments west of Highland Colony Parkway.
- C. CONSOLIDATION OF TITLE:** The City may take such actions as it determines desirable to consolidate title to tracts of land that are otherwise not being optimally utilized because of diverse patterns of ownership. It is not currently contemplated that any property needed for the Project will require a consolidation of title by the City, however the Project consists of the City's Parcel and eleven, privately owned, small parcels of land, and pursuant to this TIF Plan the Developer intends to consolidate title to the TIF District by acquiring title to all eleven parcels and an easement for the use of the City's Parcel as discussed above in Section B. This consolidation of title will enable the Developer to develop the Project in furtherance of the objectives of the Redevelopment Plan, including, but not limited to, creating a new development to make the community a healthy, safe and convenient place for shopping and recreational activities; addressing substantial drainage and storm water mitigation issues that impact the community; and providing a pleasant and attractive atmosphere for living, shopping, recreation, civic and cultural and service functions, all of which will create private investment, jobs, and increases in tax revenues.
- D. PUBLIC CONVENIENCE AND NECESSITY:** The primary objective of this TIF Plan is to serve the public convenience and necessity by participating in the Project. The TIF Plan will provide financing to construct the Infrastructure Improvements to serve the general public and the Project.
- E. HEALTH AND WELFARE OF THE PUBLIC PROVIDED FOR:** The Infrastructure Improvements will provide for the health and welfare of the public by providing for safe and adequate infrastructure, which may include, but are not necessarily limited to, installation, rehabilitation and/or relocation of utilities such as water and sanitary sewer; regional storm water improvements; construction, renovation, or rehabilitation

of drainage improvements, roadways, curbs, gutters, sidewalks; site improvements; offsite improvements and infrastructure which may include roads, rights-of-way, utilities, and water and sewer lines; parking; relocation of electrical lines; lighting; signalization; wetlands and stream mitigation payments; storm drainage pipes; culverts; landscaping of rights-of way; costs associated with the acquisition of land for the foregoing improvements; related architectural/engineering fees, attorney's fees, issuance costs, capitalized interest, and other related soft costs.

ARTICLE V
A STATEMENT INDICATING THE NEED AND PROPOSED USE OF THE TAX INCREMENT
FINANCING PLAN IN RELATIONSHIP TO THE REDEVELOPMENT PLAN

The proposed use of the TIF Plan is to provide a financing mechanism for the construction of Infrastructure Improvements necessary to induce development within the redevelopment area and serve the public who will utilize and benefit from the development of the Project. This will be an undertaking of the City as described in the Redevelopment Plan.

ARTICLE VI

A STATEMENT CONTAINING THE COST ESTIMATE OF THE REDEVELOPMENT PROJECT, PROJECTED SOURCES OF REVENUE TO MEET THE COSTS, AND TOTAL AMOUNT OF INDEBTEDNESS TO BE INCURRED

A. COST ESTIMATE OF REDEVELOPMENT PROJECT

1. The development of the TIF District will represent a private investment of approximately \$45,000,000. The proceeds of the TIF Bonds will be used to pay the cost of constructing various Infrastructure Improvements.
2. The Governing Body does hereby find and determine that the Project is in the best interest of the City and its future development and that it is in the best interest of the City and its citizens that the provision of Section 21-45-9 of the TIF Act requiring dedication of the "redevelopment project" to the City not apply to those Infrastructure Improvements which are constructed on the privately owned portion of the Project.
3. The construction of the Infrastructure Improvements will be undertaken to provide for the public convenience, health, and welfare.
4. Proceeds of the TIF Bonds may also be used to fund capitalized interest and/or a debt service reserve fund as may be permitted under the TIF Act.

B. PROJECTED SOURCES OF REVENUE TO MEET COSTS

1. The Developer will secure financing to construct the Project including the work to be reimbursed with TIF Bonds.
2. All of the Incremental Increase in ad valorem tax revenue generated from real and personal property located in the TIF District shall be pledged to secure the TIF Bonds.
3. All of the Incremental increase in sales tax rebates resulting from sales in the TIF District shall be pledged to secure the TIF Bonds.

C. TOTAL AMOUNT OF INDEBTEDNESS TO BE INCURRED

1. The City will Issue up to Twelve Million Five Hundred Thousand Dollars (\$12,500,000) in TIF Bonds which shall be secured as follows:
 - (a) The pledge of all of the City's incremental increase in ad valorem tax revenue generated from real and personal property located in the TIF District; **PLUS**
 - (b) The pledge of all of the incremental increase in sales tax rebates resulting from sales in the TIF District; and

- (c) The TIF Bonds may also be secured by the incremental increase in the County's ad valorem tax revenue generated from real and personal property located in the TIF District.
2. The TIF Bonds will be issued and shall be sized as follows:
 - (a) One hundred percent (100%) of the incremental increase in the City's ad valorem tax revenue generated from real and personal property located in the TIF District; **PLUS**
 - (b) Fifty percent (50%) of the incremental increase in sales tax rebates resulting from sales in the TIF District; and may include
 - (c) The incremental increase in the County's ad valorem tax revenue, but such use may be limited to an equal percentage of the City's pledge of its incremental increases in ad valorem taxes and sales tax rebates.
 3. The Redevelopment Plan and this TIF Plan shall be an undertaking by the City, and may include participation with the County, including, but not necessarily limited to, the issuance of the TIF Bonds, which may include bonds, notes, or other debt obligations, to provide funds to defray the cost of the Infrastructure Improvements.
 4. It is expected that \$12,500,000 in TIF Bonds can be obtained at an annual interest rate of approximately 4% for up to fifteen (15) years. Annual principal and interest payments are estimated to be up to approximately **\$1,124,358** assuming the 4% rate and tax increment obligations over a period of up to fifteen (15) years.
 5. The amount and timing of the issuance of the TIF Bonds shall be determined pursuant to further proceedings of the City. Furthermore, the amount of the TIF Bonds will be based on actual real and personal property ad valorem tax assessments and sales tax rebate certifications as contemplated in the Act.

ARTICLE VII
REAL PROPERTY TO BE INCLUDED IN TAX INCREMENT FINANCING DISTRICT

A. PARCEL NUMBERS FOR THE TIF DISTRICT

The real property to be included in the TIF District from which the ad valorem real and personal property tax revenues will be generated to finance the TIF Bonds are listed below.

Parcel	Land Value	Total Value	Assessed	City	County	School	Total
				20.03	33.18	54.55	107.76
071G-25A-002/01.00 ⁴	\$0	\$0	\$0	\$0	\$0	\$0	\$0
071G-25A-001/00.00	\$1,410	\$1,410	\$212	\$4	\$7	\$12	\$23
071G-25A-001/01.00	\$282,270	\$282,270	\$42,341	\$848	\$1,405	\$2,310	\$4,563
071G-25A-001/02.00	\$261,360	\$261,360	\$39,204	\$785	\$1,301	\$2,139	\$4,225
071G-25A-001/03.00	\$196,020	\$196,020	\$29,403	\$589	\$976	\$1,604	\$3,168
071G-25A-001/04.00	\$196,020	\$196,020	\$29,403	\$589	\$976	\$1,604	\$3,168
071G-25A-001/05.00	\$261,360	\$261,360	\$39,204	\$785	\$1,301	\$2,139	\$4,225
071G-25A-001/06.00	\$261,360	\$261,360	\$39,204	\$785	\$1,301	\$2,139	\$4,225
071G-25A-001/07.00	\$175,330	\$175,330	\$26,300	\$527	\$873	\$1,435	\$2,834
071G-25A-001/08.00	\$370,260	\$370,260	\$55,539	\$1,112	\$1,843	\$3,030	\$5,985
071G-25A-001/09.00	\$196,020	\$196,020	\$29,403	\$589	\$976	\$1,604	\$3,168
071G-25A-001/10.00	\$260,140	\$260,140	\$39,021	\$782	\$1,295	\$2,129	\$4,205
TOTAL:	\$2,461,550	\$2,461,550	\$369,233	\$7,396	\$12,251	\$20,142	\$35,584

⁴ Title to this parcel is vested in the City of Ridgeland.

The above True and Assessed Values were obtained from the Madison County Tax Assessor's website and a copy of the information is attached hereto as Exhibit B.

ARTICLE VIII
DURATION OF THE TAX INCREMENT FINANCING PLAN'S EXISTENCE

This TIF Plan shall remain in effect and in existence so long as there are TIF Bonds outstanding, including any refunding bonds issued therefor, which TIF Bonds, in one or more series, may be issued for up to thirty (30) years.

ARTICLE IX
ESTIMATED IMPACT OF TAX INCREMENT FINANCING PLAN UPON THE REVENUES OF ALL
TAXING JURISDICTIONS IN WHICH A REDEVELOPMENT PROJECT IS LOCATED

A. AD VALOREM TAX INCREASES

The construction and development of the Project will generate significant ad valorem tax revenues for the City, the County, and the School District. The following are estimates of new ad valorem tax revenues expected to be generated.

1. The estimates for real property taxes for the TIF District are based on an assumed new true value of \$33,576,000 for the development and \$17,567,789 for furniture, fixtures, equipment, and inventory; and an assumed combined assessed value of \$7,671,568.

ENTITY	MILLAGE RATE	CURRENT TAXES	AFTER PROJECT ⁵	INCREMENT ⁶
<i>City of Ridgeland Real Property & Personal Property</i>	20.03	\$7,396	\$153,662	\$146,266
<i>Madison County Real Property & Personal Property</i>	33.18	\$12,251	\$254,543	\$242,292
<i>School District Real Property Taxes⁷</i>	54.55	\$20,142	\$418,484	\$398,342
TOTAL	107.76	\$39,789	\$826,689	\$786,900

B. RETAIL SALES

It is estimated that the Project will generate approximately \$130,850,000 in sales annually which will yield annual sales tax rebates of approximately \$1,694,508. The City will pledge all of the incremental increase in sales tax rebates to secure the debt on the TIF Bonds. Additionally, it is anticipated that the Project will generate approximately \$56,000 annually pursuant to the City's 1% Tourist and Convention Tax.⁸

⁵ These projections assume constant values and millage rates

⁶ The incremental increase in the ad valorem tax revenues on real and personal property and the incremental increase in sales tax rebates will be pledged to secure the debt on the TIF. The TIF Bonds will be sized as set forth in Article VI(C)(2).

⁷ This is provided for informational purposes only as School taxes are not eligible for use in TIF.

⁸ These taxes are not eligible for use in TIF and are provided for informational purposes only.

ARTICLE X

A STATEMENT REQUIRING THAT A SEPARATE FUND BE ESTABLISHED TO RECEIVE AD VALOREM TAXES AND THE PROCEEDS OF ANY OTHER FINANCIAL ASSISTANCE

A separate fund entitled the "Tax Increment Fund: Renaissance Phase III" shall be established by the City to receive ad valorem taxes and sales tax rebates in connection with this TIF Plan.

ARTICLE XI

THE GOVERNING BODY OF THE CITY SHALL BY RESOLUTION FROM TIME TO TIME, DETERMINE (I) THE DIVISION OF AD VALOREM TAX RECEIPTS, IF ANY, THAT MAY BE USED TO PAY FOR THE COST OF ALL OR ANY PART OF A REDEVELOPMENT PROJECT; (II) THE DURATION OF TIME IN WHICH SUCH TAXES MAY BE USED FOR SUCH PURPOSES; (III) IF THE GOVERNING BODY SHALL ISSUE BONDS FOR SUCH REDEVELOPMENT PROJECT; AND (IV) SUCH OTHER RESTRICTIONS, RULES AND REGULATIONS AS IN THE SOLE DISCRETION OF THE GOVERNING BODY OF THE CITY SHALL BE NECESSARY IN ORDER TO PROMOTE AND PROTECT THE PUBLIC INTEREST.

Through the adoption of the TIF Plan, the Governing Body of the City acknowledges the above and shall adopt the necessary resolutions when deemed necessary and appropriate.

**ARTICLE XII
PLAN OF FINANCING**

A. SECURITY FOR THE TIF BONDS

The TIF Plan provides for the City to issue the TIF Bonds, and to secure the TIF Bonds the incremental increase in ad valorem tax revenues generated from real and personal property located in the TIF District **PLUS** the incremental increase in sales tax rebates will be pledged to secure the TIF Bonds. The TIF Bonds may also be secured by the incremental increase in the County's ad valorem tax revenue generated from real and personal property located in the TIF District. The TIF Bonds will be sized as set forth in Article VI(C)(2).

B. FURTHER PROCEEDINGS OF THE CITY

Such decision on the most advantageous method for the City to incur the debt will be made pursuant to further proceedings of the City.

C. AMOUNT AND TIMING OF ISSUANCE

The amount and timing of the Issuance of the TIF Bonds shall be determined pursuant to further proceedings of the City. Furthermore, the amount of the TIF Bonds to be issued will be based on actual real and personal property ad valorem tax assessments and sales tax rebate certifications as contemplated in the Act.

EXHIBIT A

MAP OF THE TIF DISTRICT

[ATTACHED]

EXHIBIT B

DATA FROM COUNTY TAX ASSESSOR

[ATTACHED]

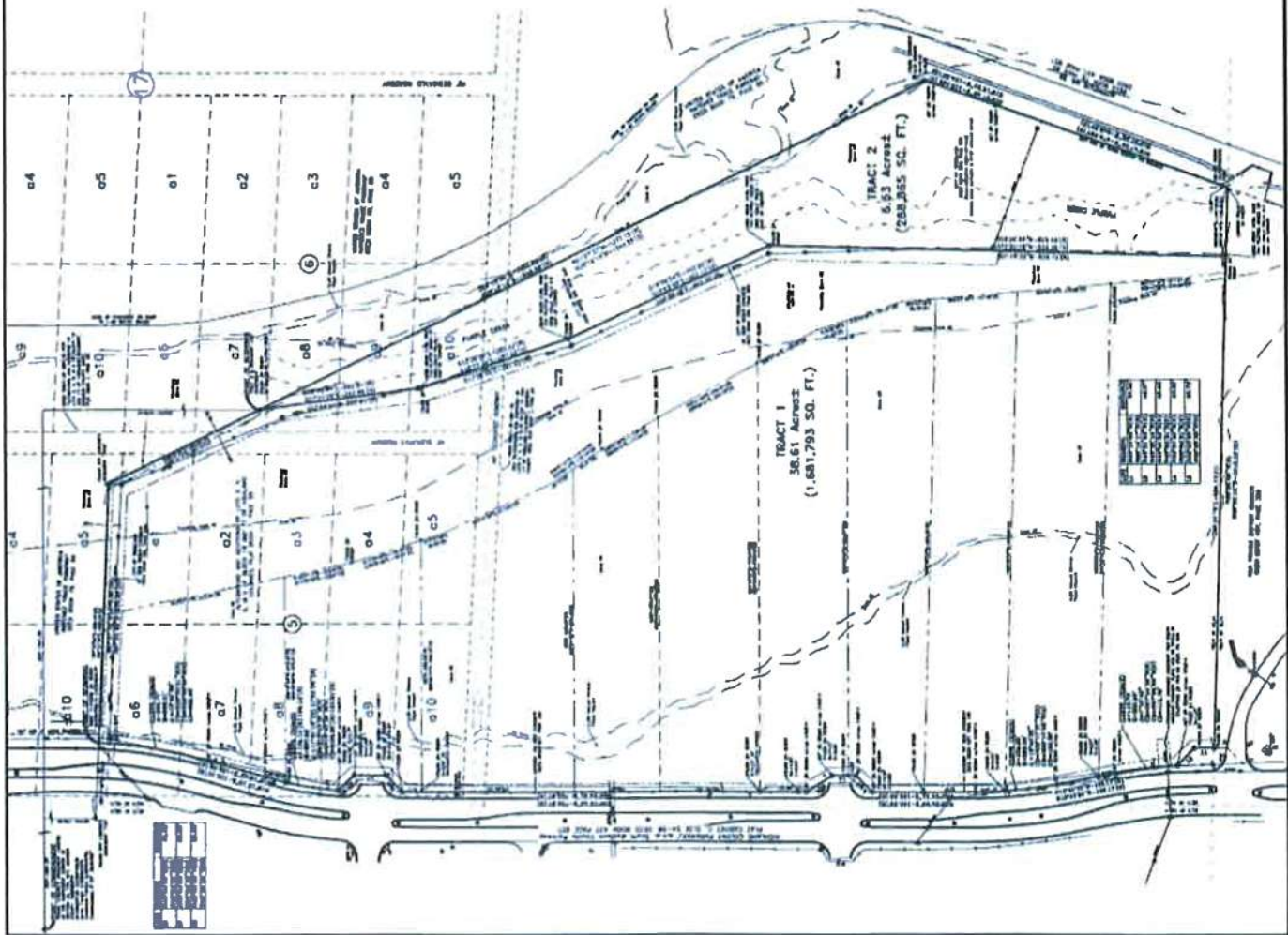


EXHIBIT B**Parcel Details**

Parcel number	071G-25A-001/00.00
PPIN	5561
Owner's name	YAZOO TIMBERLAND LLC
Physical street number	0
Physical street name	
Mailing address	2860 RIDGEWOOD RD # 101
Mailing city	JACKSON
Mailing state	MS
Mailing zip	39216
True Values	
Land	1410
Improvement	0
Total	1410
Assessed Values	
Total	212
Legal description	6.35 AC IN W1/2 NE1/4 E/S PARKWAY
Legal description 2	
Legal description 3	
Township	07N
Range	01E
Section	25
Taxing District:	3RM
Taxing Exempt:	NO
Supervisor District	3
Municipality	RIDGELAND
School District	MADISON COUNTY
Special Assessment District	NONE
Deeds signed through 12/31/2015 and recorded by 1/7/2016	
Book / Page / Date	
3188 / 744 / 2016-03-25	[View Deed]
1749 / 585 / 2004-03-03	[View Deed]
1702 / 224 / 2003-10-23	[View Deed]
360 / 832 / 1995-08-09	[View Deed]
	[Search By Legal Description]
Date	2016-03-25
Homestead	NO

Available Maps

• 071G25A.PDF

Notice: Map files are very large and may take several minutes to download.

No Improvements For This Parcel

[Return to Parcel Search](#)

**Need
Help?
[Contact
Us](#)**

Parcel Details

Parcel number	071G-25A-002/01.00
PPIN	50745
Owner's name	RIDGELAND CITY OF
Physical street number	0
Physical street name	
Mailing address	P O BOX 217
Mailing city	RIDGELAND
Mailing state	MS
Mailing zip	39168
True Values	
Land	1820
Improvement	0
Total	1820
Assessed Values	
Total	273
Legal description	6.89 AC IN NE1/4 W/S I-55
Legal description 2	
Legal description 3	
Township	07N
Range	01E
Section	25
Taxing District:	3RM
Taxing Exempt:	YES
Supervisor District	3
Municipality	RIDGELAND
School District	MADISON COUNTY
Special Assessment District	NONE
Deeds signed through 12/31/2016 and recorded by 1/7/2016	
Book / Page / Date	
380 / 632 / 1995-08-09	[View Deed] [Search By Legal Description]
Date	1995-08-09
Homestead	NO

Available Maps

- 071G25A.PDF

Notice: Map files are very large and may take several minutes to download.

No Improvements For This Parcel

[Return to Parcel Search](#)

**Need
Help?
[Contact
Us](#)**

0710-26A-001/01.00 Card 1 of 1
 Alt: 0712310010000
 7th 3RD STN 20 07N 01E Black
 Field Work by /00/

Date Printed 08/20/2015
 Madison County Tax 2015
 Card 1 of 1
 PPIN 44270

BANK OF YAKKO CITY
 104 NORTH MAIN ST
 YAKKO CITY MO 65104
 Exempt Code
 3.24 AC 111 M2/2
 DEED-2626 12/15/2010
 DEED-2625 12/15/2010
 DEED-2467 09/10/2009
 DEED-2344 10/02/2007
 DEED-1862 12/10/2004

Land Value Buildings Total Value
 282270 282270

Lot Size
 PLACED BY ST
 Acreage Use Code

Alt. Type	Size	Price	D/V	Adj	Desc	S/S	Value	C					
141134.00K		2.00			3.24 ACRES	2.00	282270	1					
Mid Type	Four	data	Cross	Unit	Base Area	Adjust Area	Base Rate	Adjusted Cost	Replac	Year	Value	SL	
								per Ft	Cost	Or Bul			
Exterior Walls													
Roof Type													
Roof Material													
Floors													
Interior Walls													
Insulating Ceiling													
Plumbing Electricity Adjustments													

PLACED 'C' PER C STEWART BY ME 4/11/05.



Mississippi 1-Stop

Welcome to the 1STOP online payment interface.
The 1STOP online payment interface has been updated
to provide an efficient and friendly payment process.

Property Tax Lookup Wizard

This wizard will walk you through finding your property tax information

County ➡ Find Your Property ➡

Review your Property Information

Owner	BANK OF YAZOO CITY
Address	104 NORTH MAIN ST
Parcel Number	071G-26A-001/01.00
Tax Due	\$0.00
Paid To Date	\$4,582.67

Parcel Number: 071G-26A-001/01.00	Property Type: Real Property
Statement Number: 001N-R-002019	Total Due: *****PAID IN FULL
Owner: BANK OF YAZOO CITY	Value: \$0.00
Address: Section 35 Township 07N Range 01E 1.74 AC IN W1/2 NE1/4 EFS PARKWAY	Taxes: Tax District: 00160
	Exemption Code: 000
	Tax Rate: 0.001977600
	Ad Valorem Tax: 4,582.67
	Net Amount Due: 4,582.67

If you have any questions about the information on this page, please contact the
Key Data, Mapping, Survey, or Collection at one of our phone offices:
444 N. Collins St. 1st Compartment 22 444 Collins St.
Tomball, MO 64014 Madison, MO 63703 Tulsa, MO 74103
601-858-5026 601-858-4172 601-858-4031

© 2010 Venture Technologies

Site menu:

[Renew Tag](#)

[Pay Property Tax](#)

[Lookup Property Tax](#)

[Contact Us](#)

[About Us](#)

[F.A.Q.](#)

[Privacy Policy](#)

Important note

Property taxes for several
Mississippi counties can be
paid here.

Mississippi links

- [State of Mississippi](#)
- [State Tax Commission](#)
- [Hunting & Fishing Licenses](#)
- [State Calendar of Events](#)
- [Governor of Mississippi](#)
- [Mississippi Universities](#)

0710-20N-001/02.00	DATE 11/11/2010	1	DATE RETURNED 06/20/2010	NOLAN COUNTY BANK & TRUST CO	310 COURT RD	MC JACOBY	12X11:70701	3 AC 111 W1/2 N21/4 E/2 PLANNAR	410 06/20/2010	410 06/20/2010	410 07/14/2010
ALC1	TR 2ND	STN 25 07N 01E 01-02	Map	Medison County 2011	1	1	5105b	12X11:70701	410 06/20/2010	410 06/20/2010	410 07/14/2010
Field Mark by /00/											
Land Value											
461360											
Building Total Value											
261360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
461360											
Lot Area											
PRICE PER SQ FT											
4											



Mississippi 1-Stop

Welcome to the 1STOP online payment interface.
The 1STOP online payment interface has been updated
to provide an efficient and friendly payment process.

Site menu:

[Renew Tag](#)

[Pay Property Tax](#)

[Lookup Property Tax](#)

[Contact Us](#)

[About Us](#)

[F.A.Q.](#)

[Privacy Policy](#)

Property Tax Lookup Wizard

This wizard will walk you through finding your property tax information

County ➡ [Find Your Property](#) ➡

Review your Property Information

Owner: HOLMES COUNTY BANK & TRUST CO
Address: 316 COURT SQ
Parcel Number: 071G-26A-001/02.00
Tax Due: \$0.00
Paid To Date: \$4,224.62

Parcel Number: 071G-26A-001/02.00
Statement Number: 2015 R 70107e
Owner: HOLMES COUNTY BANK & TRUST CO
Description: Section-25 Township-07N Range-01E
3 AC IN W1/2 NE1/4 E/S PARKWAY
Property Type: Real Property
Total Due: \$4,224.62
Valuation: \$0.00
Taxes: Tax District: 10 Tax
Exemption Code: 10% F&G
Tax Rate: 10% F&G
Advalorem Tax: \$4,224.62
Net Advalorem Tax: \$4,224.62

10/10/2016 10:10:10 AM
Pay To: Holmes Bank & Trust Co
146 N. Holmes St.
Capitol, MS 39201
601-858-3326
10/10/2016 10:10:10 AM
Pay To: Holmes Bank & Trust Co
146 N. Holmes St.
Capitol, MS 39201
601-858-3326

Important note

Property taxes for several
Mississippi counties can be
paid here.

Mississippi links

- [State of Mississippi](#)
- [State Tax Commission](#)
- [Hunting & Fishing Licenses](#)
- [State Calendar of Events](#)
- [Governor of Mississippi](#)
- [Mississippi Universities](#)

PRINT NAME
100 SOUTH WALKWAY
MCCOMB MO 25644
Exempt Code
2.21 AG 3N MW1/4 MW1/4 E/S WALKWAY
DESH-2626 264 12/28/2010
LEHD-3628 938 12/28/2010

Land Value	Buildings	Total Value
146434		146434
Lot Size		Area Use Code
PHICK: BY 60 FT		

ALT Type	/ Size	Price	D/F	Adj	Base	1/c	Value C				
90010.00X	2.00	2.25	ACRES	1.00	190000	1					
Bld Type	Found Contl Class	Unit	Size Area	Adjust Area	Base Rate	Adjusted Cost	per Ft	Replace Cost	Year Bld	Value	SL
Exterior Walls	Roof Type		Roof Material		Floors						
Interior Walls	Interior Ceiling		Plumbing	Electricity	Adjustments						



Welcome to the 1STOP online payment interface. The 1STOP online payment interface has been updated to provide an efficient and friendly payment process.

This wizard will walk you through finding your property tax information

Review your Property Information

Owner	FIRST BANK
Address	100 SOUTH BROADWAY
Parcel Number	071G-25A-001/03.00
Tax Due	\$0.00
Paid To Date	\$3,188.47

Parcel Number.....0210 2nd 201/01 1/2	Property.....Rm. Property
Statement Number.....1511 4/15/17	Page 1 of 1 DATE IN Q113
Owner: FIRST BANK	Valuation.....C
Address: Section 75 Township 35S Range 71S	
1/2S AC 16 NW/4 201/1 1/2 PARKWAY	
	Taxable Tax District.....160
	County, St. Code.....
	125 RATE.....17.1625
	Ad Valorem Tax.....\$1,764.25
	Det. Ad Valorem Tax.....\$1,764.25

Privacy Policy

Property taxes for several Mississippi counties can be paid here.

- State of Mississippi
- State Tax Commission
- Hunting & Fishing Licenses
- State Calendar of Events
- Governor of Mississippi
- Mississippi Universities

0710-27A-001/00.00 Card 1 of 1
 Alt: Map:
 Th 1st St 25 07N 01E Block
 Field Work by /007

Date Printed 08/20/2014
 Madison County Tax 2014
 Card 1 of 1
 PPIN 61341

JACKSON-SOUTH BURN
 ATTN: DEBBIE JAMES
 524 E CAPITOL ST
 JACKSON MS 39201
 Exempt Code
 2.25 AC IN 1/4 1/4 E/S RAMSEY
 0820-2016 249 12/24/2010
 0820-2025 060 12/26/2010

Land Value 190000
 Buildings Total Value 190000
 Lot Size Acres Use Code
 2.25 AC 1.00

Alt Type	Size	Price	D/V	Adj	Desc	S/S	Value	C			
99010.000	2.00	2.25 ACRES	1.00	190000	1						
Wld Type	Year	Class	Unit	Area	Adjust	Area	Adjusted Cost	Appliana	Year	Value	St
							Rate	Rate	per Ft	Cost	d. Bill
Exterior Walls	Roof Type	Roof Material	Floors								
Interior Walls	Interior Ceiling	Plumbing	Electricity	Adjustments							



Mississippi 1-Stop

Welcome to the 1STOP online payment interface.
The 1STOP online payment interface has been updated
to provide an efficient and friendly payment process.

Site menu:

[Renew Tag](#)

[Pay Property Tax](#)

[Lookup Property Tax](#)

[Contact Us](#)

[About Us](#)

[F.A.Q.](#)

[Privacy Policy](#)

Property Tax Lookup Wizard

This wizard will walk you through finding your property tax information

County ➡ Find Your Property ➡

Review your Property Information

Owner: BANCORPSOUTH BANK
Address: ATTN: DEBBIE JAMES
Parcel Number: 071G-25A-001/04.00
Tax Due: \$0.00
Paid To Date: \$3,168.47

Parcel Number: 071G-25A-001/04.00	Property Type: Other Property
Statement Number: 2015 R-002010	Total Due: PAID IN FULL
Owner: BANCORPSOUTH BANK	Valuation: \$3,168.47
Section: Section 25 Township: 9TH Range: 01E	Taxable Tax: \$3,168.47
2.25 AC IN NW1/4 NE1/4 E+S PARKWAY	Exempt: \$0.00
	Tax Rate: \$0.00
	Assessment: \$3,168.47
	Net Assessment: \$3,168.47
Go Back Find My Property Find My Property Find My Property Find My Property Find My Property Find My Property Find My Property Find My Property Find My Property	
44 S. Carter St.	44 S. Carter St.
Nanton, MS 39046	Madison, MS 39110
601-559-9276	601-559-9276

Important note

Property taxes for several
Mississippi counties can be
paid here.

Mississippi links

- [State of Mississippi](#)
- [State Tax Commission](#)
- [Hunting & Fishing Licenses](#)
- [State Calendar of Events](#)
- [Governor of Mississippi](#)
- [Mississippi Universities](#)

0718-25A-001/06.00	Caid	1 of 1	Date Printed	09/20/2013	HENSHAW BARR
All:	Newl				208 TRKY ST
TC 3RD BTM 25 6TH OIK Clock			Madison County Tax 2013		TURKLO MS 38809 0708
Field Work by /GO/			Card 1 of 1		Kempt Code
			PPIN 51343		3 AC IN 3N1/4 MK1/4 E/S PARKWAY
					SUED-2636 3rd 12/28/2010
					OED-2636 3 12/28/2010
			Land Value	Buildings Total Value	
			261360	261360	
			Lot Size	Acreage Vac Code	
			PRICED \$F SQ FT		
Alt Type	/ Site	Frien D/F	Adj	Dase	Value U
130680.VOX		2.00	3.0 ACRNS	2.00	261360 I
Bid Type	Poun Unit Class	Chn Sui	Ross Area	Adjust Rate	Adjusted Cost
					Replac Cost & Val
					Value
					Entree
Interior Walls	Roof type		Roof Material		Floors
Interior Walle	interior ceiling		Blowing Electricity		Adjustment



Mississippi 1-Stop

Welcome to the 1STOP online payment interface.
The 1STOP online payment interface has been updated
to provide an efficient and friendly payment process.

Property Tax Lookup Wizard

This wizard will walk you through finding your property tax information

County ➡ Find Your Property ➡

Review your Property Information

Owner	RENASANT BANK
Address	209 TROY ST
Parcel Number	071G-25A-001/05.00
Tax Due	\$0.00
Paid To Date	\$4,224.62

Parcel Number: 071G-25A-001/05.00	Property Type: Real Property
Statement Number: 2015 R-037746	Total Due: \$4,224.62 (PAID TO FULL)
Owner: RENASANT BANK	Valuation: \$1,111.60
Description: Section-25 Township 07N Range 2E 1 AC IN SW1/4 NE1/4 F/S PARKWAY	Taxable Tax District: 0000000000
	Exemption Code: 0000
	Tax Rate: \$3.7600
	Ad Valorem Tax: \$4,224.62
	Net Ad Valorem Tax: \$4,224.62

If you have any questions or need assistance, please contact the
 Ms. Pauline Moulton, Training Tax Dept. at 1-800-456-4512 or 601-858-5226
 156 W. Center St. 3rd Floor
 Canton, MS 39016
 601-858-5226

© 2010 Venture Technologies

Site menu:

[Renew Tag](#)

[Pay Property Tax](#)

[Lookup Property Tax](#)

[Contact Us](#)

[About Us](#)

[F.A.Q.](#)

[Privacy Policy](#)

Important note

Property taxes for several
Mississippi counties can be
paid here.

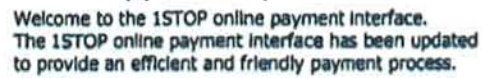
Mississippi links

- [State of Mississippi](#)
- [State Tax Commission](#)
- [Hunting & Fishing Licenses](#)
- [State Calendar of Events](#)
- [Governor of Mississippi](#)
- [Mississippi Universities](#)

GUARANTY BANK & TRUST COMPANY
1900 CHERRY ST
VICKSBURG MS 39180
Exempt Code
3 AC IN SW1/4 NW1/4 E/2 PARHAM
OKEO-3624 277 12/28/2010
OKEO-2624 43 12/28/2010

Land Value	Buildings Total Value
261365	261365
Lot Size	Acres Use Code
PRICED BY 00 FT	

PRICED BY EQ RT											
Alt Type	Size	Price	d/f	Adj	Ques	S/E	Value Q				
130680.00X	2.00	3.0	ADPMS	2.00	281300	1					
Blid Type	Form	dist	Class	Unit	Base Area	Adjunct Area	Base Rate	Adjusted Cost Rate	Replaces Cost	Yest Q' (Net)	Value R1
							EXTRAS				
Exterior Walls	Roof Type		Roof Material				Floors				
Interior Walls	Interior Ceiling		Plumbing Electricity				Adjustments				



- State of Mississippi
- State Tax Commission
- Hunting & Fishing Licenses
- State Calendar of Events
- Governor of Mississippi
- Mississippi Universities

0710-26A-001/01.00 Card 3 of 1
 Alt: Map 1
 TC 304 87N 35 07N 01E Block
 Field Work by /00/

Date Printed 08/20/2015
 Madison County Tax 2015
 Card 1 of 1
 PP3H 61346

NFTB INC
 1013 CENTRE RD
 WILMINGTON DE 19806
 Parcel Code
 1.5 AC IN W1/4 NW1/4 S/4
 0000-3626 284 12/28/2010
 0000-3626 64 12/28/2010

Land Value Building Total Value
 178330 178330
 Lot 61346 Acres Use Code
 P1C2D 2V 80 FT

Alt Type	Size	Price D/F	Adj	Desc	S/Ft	Value C												
152460.00X	1.15			1.5 ADJRD	1.15	178330												
Alt Type	Foot	Class	Unit	Area	Area	Rate	Adjusted	Cost	Replac	Year	Value	BL						
							Rate	per Ft	Cost	G	Build							
Exterior Walls Roof Type Roof Material Floors Interior Walls Interior Ceiling Plumbing Electricity Adjustments Lowered land value from \$2 to \$1.15 per square foot which is the recent sales price of property. 3hp 1/30/2015																		



Mississippi 1-Stop

Welcome to the 1STOP online payment interface.
The 1STOP online payment interface has been updated
to provide an efficient and friendly payment process.

Property Tax Lookup Wizard

This wizard will walk you through finding your property tax information

County ➡ Find Your Property ➡

Review your Property Information

Owner	NFPS INC
Address	1013 CENTRE RD
Parcel Number	071G-25A-001/07.00
Tax Due	\$2,947.45
Paid To Date	\$0.00

Parcel Number.....071G 25A 001/07.00	Property Type... Real Property
Statement Number...2015 R 033147	Total Due..... 2,947.45
Owner:NFPS INC	Valuation..... 26,300
Description: 25 Township-07N Range 01E 3.5 AC IN W1/2 NE1/4 E/8 PARKWAY	Taxes: Tax District... 360
	Exemption Code...
	Tax Rate..... 110.7600
	Advalorem Tax... 3,834.09
	Net Advalorem Tax... 2,834.09
	ADDITIONAL ACCOUNTS:
	Interest Due..... 113.36

If you have any questions or need assistance, please contact the Madison County Tax Collector at 601-859-5226 or visit our website at www.madisoncountymississippi.com

46 W Center St
Madison, MS 39046
601-859-5226

1600 N. Highway 51
Madison, MS 39105
601-856-4477

1600 Turner St
Hinds, MS 39001
601-979-3537

© 2010 Venture Technologies

Site menu

[Renew Tag](#)

[Pay Property Tax](#)

[Lookup Property Tax](#)

[Contact Us](#)

[About Us](#)

[F.A.Q.](#)

[Privacy Policy](#)

Important note

Property taxes for several
Mississippi counties can be
paid here.

Mississippi links

- [State of Mississippi](#)
- [State Tax Commission](#)
- [Hunting & Fishing Licenses](#)
- [State Calendar of Events](#)
- [Governor of Mississippi](#)
- [Mississippi Universities](#)

0710-25A-001/00.00 Card 1 of 1 Date Printed 09/24/2019 BRITTON & MOONTS BANK MA
 All Rep: 2180 SOUTH MOUNTAIN RD
 TD No STR 25 07N 01E Block Madison County Tax 2018 Card 1 of 1
 Field Work by /00/ PPH 63740 VICKSBURG MS 39100
 Exempt Code 4.25 AC IN SW1/4 NW1/4 R/W PARKWAY
 DEN-3624 331 13/28/2019
 DEN-3624 AR 12/28/2019
 Land Value Building Total Value
 170240 170240
 Lot Size Acres Use Code
 4.25 AC 0.00 FT
 PRICED BY 00 FT
 Adj. / Type Size Price D/R Adj. Use S/S Value C
 170130.00K 2.00 4.25 ACRES 2.00 170240 1
 Bid Type Room Cts Base Adjust Base Adjusted Cost Replace Year Value \$L
 data Class Unit Area Area Rate Rate Per Ft Cost G Hull Value \$L
 Exterior Walls Roof Type Roof Material Floors
 Interior Walls Interior Ceiling Plumbing Electricity Adjustments
 Entries



Mississippi 1-Stop

Welcome to the 1STOP online payment interface.
The 1STOP online payment interface has been updated
to provide an efficient and friendly payment process.

Property Tax Lookup Wizard

This wizard will walk you through finding your property tax information

County ➡ Find Your Property ➡

Review your Property Information

Owner	BRITTON & KOONTZ BANK NA
Address	2150 SOUTH FRONTAGE RD
Parcel Number	071G-25A-001/08.00
Tax Due	\$0.00
Paid To Date	\$5,984.88

Parcel Number... 0216 25A 00174 00	Property Type... Real Property
Platment Number... 2015 R 00490	Total Due... PAID IN FULL
Owner: BRITTON & KCONIZ BATH NA	Valuation... 0
Address: Section 29 Township 64N Range 11E 4.25 AC IN SW 1/4 BE 1/4 E/2 PARKWAY	Taxable Tax District... 360
	Exemption Code...
	Tax Rate... 1.66%
	Assessment Tax... \$,981.46
	Net Area (Net Tax)... \$,981.46

Site menu:

Renew Tag

Pay Property Tax

Lookup Property Tax

Contact Us

About Us

F.A.Q.

Privacy Policy

Important note

Property taxes for several Mississippi counties can be paid here.

Mississippi links

- State of Mississippi
- State Tax Commission
- Hunting & Fishing Licenses
- State Calendar of Events
- Governor of Mississippi
- Mississippi Universities

CITIZENS NATIONAL BANK OF MERIDIAN
P O BOX 911
MERIDIAN MS 39307
Exempt Code
2.25 AC IN W/2 SEC 14 E/8 PARKWAY
NEXU-2493 001 06/12/2011

Land Value 1960Z0	Buildings Total Value 1960Z0
Lot Size	Acres Used Contd
VALUED BY SQ FT	

PRICED BY SQ FT									
All Type	/ Sio	Price	Off	Adj	Net	/Sf	Value		
00010.00X		2.00		2.26	ACR88	2.50	196020		
Bid Type	Four	Four	One	Base	Adjust	Base	Adjusted	Cost	Replace
	doll	doll	Unit	Area	Area	Rate	Rate	per Ft	Cost
									Year
									Build
									Value
									SI
Exterior Walls	Roof Type			Roof Material			Floors		Entries
Interior Walls	Interior Ceiling			Plumbing	Electricity		Adjustments		



Mississippi 1-Stop

Welcome to the 1STOP online payment interface.
The 1STOP online payment interface has been updated
to provide an efficient and friendly payment process.

Property Tax Lookup Wizard

This wizard will walk you through finding your property tax information

County ➡ Find Your Property ➡

Review your Property Information

Owner: CITIZENS NATIONAL BANK OF MERIDI
Address: P O BOX 911
Parcel Number: 071G-25A-001/09.00
Tax Due: \$0.00
Paid To Date: \$3,168.47

Parcel Number: 071G-25A-001/09.00	Property Type: Real Property
Statement Number: 2015-6-068324	Total Due: PAID IN FULL
Owner: CITIZENS NATIONAL BANK OF MERIDI	Valuation: 0
Deed: Section 25 Township-07N Range-01E 2.25 AC IN W1/2 NE1/4 E/S PARKWAY	Tax: Tax District: 0000000000 Exemption Code: 0000000000 Tax Rate: 0.0000000000 Ad Valorem Tax: \$3,168.47 Net Ad Valorem Tax: \$3,168.47

© 2010 Venture Technologies

Site menu:

[Renew Tag](#)

[Pay Property Tax](#)

[Lookup Property Tax](#)

[Contact Us](#)

[About Us](#)

[F.A.Q.](#)

[Privacy Policy](#)

Important note

Property taxes for several
Mississippi counties can be
paid here.

Mississippi links

- [State of Mississippi](#)
- [State Tax Commission](#)
- [Hunting & Fishing Licenses](#)
- [State Calendar of Events](#)
- [Governor of Mississippi](#)
- [Mississippi Universities](#)

0716-25A-001/10.00 Cont 1 of 1 Date Printed 08/20/2011 CITIZENS NATIONAL BANK OF MERIDIAN
 All: Map: Madison County Tax Roll P O BOX 911
 TD 348 6TH 2A 6TH 31E Brock Cont 1 of 1 MERIDIAN MS 39302
 Field Mark by 100/ PPH 51824 Exempt Code 3 AC 1A W/2 H/2 W/8 RANNOGAY
 Landed-2693 853 DE/13/2011
 Land Value Building Total Value
 260140 260140
 Lot Size Acres Use Code
 PRICED BY 80 FT

Adj. Type	Size	Price D/Y	Adj	Dome	2/ft	Value C				
130088.00X	7.00	1.0 ACRES	2.00	260140	1					
Dis Type	Quan	Cin	Base Area	Adjust Area	Rate	Adjusted Cost	Replac	Year	Value	SL
CHURCH										
Exterior Walls	Roof Type	Mos(Material)			Floors					
Interior Walls	Interior Ceiling	Plumbing Electricity Adjustments								



Mississippi 1-Stop

Welcome to the 1STOP online payment interface.
The 1STOP online payment interface has been updated
to provide an efficient and friendly payment process.

Property Tax Lookup Wizard

This wizard will walk you through finding your property tax information

County ➡ **Find Your Property** ➡

Review your Property Information

Owner	CITIZENS NATIONAL BANK OF MERIDIAN
Address	P O BOX 911
Parcel Number	071G-25A-001/10.00
Tax Due	\$0.00
Paid To Date	\$4,204.90

Parcel Number.....0116 Sub 00710.00	Property Type.....Rural Property
Statement Number...2015 R 02#329	Taxs. Due.....PAID IN FULL
Owner:CITIZENS NATIONAL BANK OF MERIDIAN	Val. ation.....0
Description:Section 25 Township-07N Range-01E 3 AC IN W1/4 NE1/4 F/S PARKWAY	Taxes Tax District.....360
	Exemption Code.....
	Tax Rate.....\$1.7600
	Ad Valorem Tax.....\$1,702.00
	Net Available Tax.....\$1,702.00

© 2010 Venture Technologies

Site menu:

Renew Tag

Pay Property Tax

Lookup Property Tax

Contact Us

About Us

F.A.Q.

Privacy Policy

Important note

Property taxes for several Mississippi counties can be paid here.

Mississippi links

- State of Mississippi
- State Tax Commission
- Hunting & Fishing Licenses
- State Calendar of Events
- Governor of Mississippi
- Mississippi Universities

THERE CAME on for consideration by the Mayor and Board of Aldermen (the "Governing Body") of the City of Ridgeland, Mississippi (the "City"), the matter of the Development and Reimbursement Agreement between the City and Renaissance Phase III, LLC, a Mississippi limited liability company. After a full consideration of the matter, Alderman _____ offered and moved the adoption of the following Resolution:

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN, CITY OF RIDGELAND, MISSISSIPPI, AUTHORIZING THE FORM OF AND EXECUTION OF A DEVELOPMENT AND REIMBURSEMENT AGREEMENT BETWEEN RENAISSANCE PHASE III, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY, AND THE CITY.

WHEREAS, the Governing Body of the City, acting for and on behalf of the City, hereby find, determine and adjudicate and declare as follows that:

1. The Governing Body is authorized and empowered by the Constitution and Laws of the State of Mississippi, including Section 21-45-1 *et seq.*, Mississippi Code of 1972, as amended (the "TIF Act"), to undertake and carry out redevelopment projects within an area determined by the Governing Body of the City to be in need of development and redevelopment and designated as appropriate for redevelopment in accordance with redevelopment and tax increment financing plans adopted by the Governing Body;
2. The Governing Body has heretofore approved a redevelopment plan entitled "Tax Increment Financing Redevelopment Plan, City of Ridgeland, Mississippi, 2003, as Amended and Restated October 2016";
3. Renaissance Phase III, LLC, a Mississippi Limited Liability Company (the "Developer"), has proposed to develop a project to be known as the Renaissance at Colony Park Phase III, which project will be developed as an upscale retail, restaurant and commercial development and related uses (the "Project") to be constructed on approximately forty-five (45) acres of land along Highland Colony Parkway within the City;
4. On September 20, 2016, the Governing Body approved and adopted the "Tax Increment Financing Plan, Renaissance Phase III, September 2016, City of Ridgeland, Mississippi," (the "TIF Plan"), which provides for the issuance of not to exceed the principal amount of \$12,500,000 Tax Increment Limited Obligation Bonds of the City (the "Bonds") to fund certain public infrastructure improvements related to the Project and described in the TIF Plan (the "Infrastructure Improvements");
5. There has been presented to the Governing Body the form of a Development and Reimbursement Agreement to be executed by and between the City and the Developer, the form of which is attached hereto as **EXHIBIT A** (the "Development Agreement");
6. The City reasonably expects that it will incur expenditures prior to the issuance of the Bonds which it intends to reimburse with the proceeds of the Bonds upon the issuance thereof. This declaration of official intent to reimburse expenditures made prior to the issuance of the Bonds in anticipation of the issuance of the Bonds is made pursuant to Department of Treasury Regulations Section 1.150-2 (the reimbursement regulations). The Project for which

such expenditures are made is the same as described hereinabove. The maximum principal amount of debt expected to be issued for the Project is the amount hereinabove set forth; and

7. The Governing Body desires to enter into the Development Agreement and to authorize the Mayor and City Clerk of the City to execute same with such changes, additions, deletions and modifications as shall be approved by the officers of the City executing the Development Agreement, their execution thereon signifying their approval of such changes, additions, deletions and modifications.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY, AS FOLLOWS:

SECTION 1. That the Development Agreement is approved in the form attached hereto as **EXHIBIT A**, and that the Mayor and the City Clerk are authorized to execute the Development Agreement with such changes, additions, deletions and modifications as shall be approved by the officers of the City executing same, their execution thereon signifying their approval of such changes, additions, deletions and modifications.

SECTION 2. That the City reasonably expects that it will incur expenditures prior to the issuance of the Bonds which it intends to reimburse with the proceeds of the Bonds upon the issuance thereof. This declaration of official intent to reimburse expenditures made prior to the issuance of the Bonds in anticipation of the issuance of the Bonds is made pursuant to Department of Treasury Regulations Section 1.150-2 (the reimbursement regulations). The Project for which such expenditures are made is the same as described hereinabove. The maximum principal amount of debt expected to be issued for the Project is the amount hereinabove set forth.

SECTION 3. That all orders, resolutions or proceedings of this Governing Body in conflict with the provisions of this Resolution shall be and are repealed, rescinded and set aside, but only to the extent of such conflict.

SECTION 4. That for cause, this Resolution shall become effective immediately upon the adoption thereof.

_____ seconded the motion to adopt the foregoing, and the roll call vote was as follows:

Alderman D.I. Smith
Alderman Ken Heard
Alderman Chuck Gautier
Alderman Kevin Holder
Alderman Brian Ramsey
Alderman Scott Jones
Alderman Wesley Hamlin

Voted: _____
Voted: _____
Voted: _____
Voted: _____
Voted: _____
Voted: _____
Voted: _____

The motion having received the affirmative vote of a majority of all of the members of the Governing Body present, the Mayor declared the motion carried and the Resolution adopted on this the 18th day of October, 2016.

CITY OF RIDGELAND, MISSISSIPPI

Gene F. McGee, Mayor

ATTEST:

Paula Tierce, City Clerk

(SEAL)

Exhibit A

Development and Reimbursement Agreement

21620314 v2
33034359v1

SECURITY AND REIMBURSEMENT AGREEMENT

This Security and Reimbursement Agreement (the "Agreement") dated _____, 2016, by and between the **City of Ridgeland, Mississippi**, a body corporate and politic organized and existing under the laws and Constitution of the State of Mississippi (the "City"); **Renaissance Phase III, LLC**, a limited liability company organized, existing and in good standing under the laws of the State of Mississippi, its successors and assigns ("Renaissance Phase III").

WITNESSETH:

WHEREAS, the City has heretofore approved its redevelopment plan entitled "Tax Increment Redevelopment Plan, City of Ridgeland, Mississippi, 2003, as Amended and Restated October 2016" (the "Redevelopment Plan") as authorized under Section 21-45-1 *et seq.*, Mississippi Code of 1972, as amended (the "TIF Act"); and

WHEREAS, on September 20, 2016, the City adopted a resolution giving notice of its intention to hold a hearing to consider approval of the "Tax Increment Financing Plan, Renaissance Phase III, September 2016, City of Ridgeland, Mississippi" (the "TIF Plan") to express its intent at a future time or times to issue Tax Increment Financing Bonds in one or more series (the "Bonds") in an outstanding principal amount not to exceed Twelve Million Five Hundred Thousand Dollars (\$12,500,000), all as provided by the TIF Act; and to create a tax increment financing district (the "TIF District") for the purpose of constructing an upscale retail development on approximately forty-five (45) acres of land in Ridgeland, Mississippi, including approximately 266,000 square feet of retail, restaurant and related commercial space (the "Project"); and

WHEREAS, the TIF Plan was developed in conformity with the Redevelopment Plan; and

WHEREAS, on October 6, 2016, the City published a Notice of a Public Hearing on the TIF Plan, and on October 18, 2016, the Board held a public hearing on the TIF Plan, all as required by the TIF Act, after which the Board adopted a resolution giving final approval to the TIF Plan and authorizing the issuance of the Bonds for the purpose of acquiring and constructing the Infrastructure Improvements, as defined herein below; and

WHEREAS, Madison County, Mississippi (the "County"), may, as authorized by the TIF Act and Sections 57-64-1 *et seq.*, Mississippi Code of 1972, amended (the "REDA Act"), be presented with a tax increment plan authorizing the County to cooperate with the City to further assist in the development of the Project, pursuant to the REDA Act and Sections 17-13-1 *et seq.*, Mississippi Code of 1972, as amended (the "Interlocal Act"); and

WHEREAS, pursuant to the TIF Plan and the TIF Act, the City has agreed to issue the Bonds, in one or more series, subject in part to compliance with the terms of this Agreement, to pay the cost of of acquiring and constructing improvements, which may include, but are not necessarily limited to, installation, rehabilitation and/or relocation of utilities such as water and sanitary sewer; regional storm water improvements; construction, renovation, or rehabilitation of

drainage improvements, roadways, curbs, gutters, sidewalks; site improvements; offsite improvements and infrastructure which may include roads, rights-of-way, utilities, and water and sewer lines; parking; relocation of electrical lines; lighting; signalization; wetlands and stream mitigation payments; storm drainage pipes; culverts; landscaping of rights-of way; costs associated with the acquisition of land for the foregoing improvements; related architectural/engineering fees, attorney's fees, issuance costs, capitalized interest, and other related soft costs (collectively, the "Infrastructure Improvements"); and

WHEREAS, the Project will be composed of approximately 266,000 square feet of retail restaurant and related commercial space, and the tenant improvements therein, including without limitation equipment, inventory and other personal property owned by tenants, and improvements, including without limitation equipment, inventory and other personal property, on any parcels that may be ground leased to third party developers, representing a private investment of approximately \$45,000,000, located on prime commercial property along Highland Colony Parkway within the corporate limits of the City and in the TIF District; and

WHEREAS, Renaissance Phase III proposes to develop the Project, and the City intends to support the Project and to allow a portion of the proceeds from the Bonds to be used to reimburse Renaissance Phase III for the cost of Infrastructure Improvements related to the Project in a principal amount necessary to reimburse Renaissance Phase III an amount not to exceed Twelve Million Five Hundred Thousand Dollars (\$12,500,000) for eligible Infrastructure Improvements; and

WHEREAS, the Bonds will be secured by a pledge of all of the City's incremental ad valorem tax increases from the real and personal property and all of the incremental increases in sales tax rebates generated within the TIF District from the development of the Project; and

WHEREAS, the principal amount of the Bonds to be issued by the City from time to time to support the Infrastructure Improvements related to the Project will be determined based on (a) one hundred percent (100%) of the incremental increase in the City's ad valorem tax revenue generated from real and personal property within the TIF District attributable to the development of the Project; (b) fifty percent (50%) of the incremental increase in sales tax rebates generated within the TIF District attributable to the development of the Project; and (c) any amount the County agrees to pledge in connection therewith; and

WHEREAS, Renaissance Phase III will commence construction of the Project in one or more phases prior to issuance of the Bonds, and when such Bonds are delivered, the City will reimburse Renaissance Phase III for expenditures for the Infrastructure Improvements incurred up to that time and then will subsequently reimburse Renaissance Phase III for future expenditures for the Infrastructure Improvements all as set forth in Section 4 herein, subject in all respects to compliance by Renaissance Phase III with the terms and provisions of this Agreement; and

WHEREAS, it has become necessary for Renaissance Phase III to proceed with the acquisition and construction of the Project in anticipation of the delivery of the Bonds; and

WHEREAS, as required by the TIF Act, this Agreement is being executed and delivered in order to set forth the agreements between the parties hereto with respect to Renaissance Phase III being reimbursed for its expenditures for the Infrastructure Improvements in connection with the Project when the Bonds are sold and delivered and with respect to the obligations of Renaissance Phase III with respect to bond issuance fees and expenses that the City may be required to incur prior to and in anticipation of the sale and delivery of the Bonds; and

WHEREAS, this Agreement is authorized by and being executed in order to comply with Section 21-45-9, Mississippi Code of 1972, as amended.

NOW THEREFORE, IN CONSIDERATION OF THE FOREGOING, THE CITY AND RENAISSANCE PHASE III AGREE THAT:

SECTION 1. Renaissance Phase III shall commence with the construction of the Project and complete same, and the City shall, subject to the provisions of this Agreement and the issuance of the Bonds, reimburse Renaissance Phase III for its expenditures on the Infrastructure Improvements related to the Project.

SECTION 2. The City will issue the Bonds to defray the costs of the Infrastructure Improvements of the Project in one or more series, in the principal amount, as may be reasonably determined by the City, in an amount equal to the lesser of:

(a) such principal amount of Bonds issued to provide for the Infrastructure Improvements (i.e., the calculation to determine sizing of the Bonds to support the financing of Infrastructure Improvements related to the Project, the cost of issuance of the Bonds and, to the extent necessary, amounts reasonably required to fund a capitalized interest fund and a debt service reserve fund) shall be based on amounts to retire both principal and interest out of:

- (i) fifty percent (50%) of the increase in sales tax rebates accruing to the City resulting from the taxation of retail sales within the TIF District attributable to businesses contained within the Project;
- (ii) the increase in ad valorem taxes accruing to the City resulting from taxation of the real and personal property attributable to the businesses and improvements, equipment, inventory and other personal property contained within the Project; and
- (iii) that portion of the increase in County ad valorem taxes resulting from taxation of the real and personal property in the TIF District attributable to the businesses and improvements, equipment, inventory and other personal property, contained within the Project that the County may agree to pledge pursuant to an agreement with the City pursuant to the Interlocal Act, the REDA Act or otherwise;

provided that neither ad valorem taxes of the City generated for school district purposes will be pledged to service the debt of the Bonds. The tax revenues identified in subsections (i), (ii) and (iii) above are hereinafter referred to as "TIF Revenues;" or

(b) an amount necessary to reimburse Renaissance Phase III \$12,500,000 for Infrastructure Improvements.

The City will deliver the Bonds as soon as Renaissance Phase III is able to demonstrate to the satisfaction of the City that projected TIF Revenues will provide moneys sufficient to make the payments for such Bonds, and it is anticipated by the parties that the Bonds will be issued approximately one (1) year after the respective portion of the Project is placed in service. Furthermore, in no event shall the Bonds, the proceeds of which will be used to defray the cost of Infrastructure Improvements related to the Project, be issued in an amount that would require the annual payment on such series of Bonds to exceed the projected annual amount available to the City and County, if applicable, from those revenues specified in Section 2(a) above.

Proceeds of Bonds issued hereunder shall be applied in accordance with the provisions of Section 5 hereof.

SECTION 3. The City and Renaissance Phase III acknowledge and agree that the County may agree to assist in the development of the Project, and the City will use its best efforts to enter into an interlocal agreement as authorized by the Interlocal Act or the REDA Act whereby the County will agree to pledge all or a portion of the increase in ad valorem taxes on real and personal property contained within and forming a part of the TIF District accruing to the County to assist the City in the repayment of the Bonds.

SECTION 4. The acquisition and construction of all or any portion of the Project by Renaissance Phase III will be at Renaissance Phase III's own cost prior to the delivery of any series of Bonds and to the extent allowed by law and this Agreement, the City will reimburse Renaissance Phase III for its expenditures on the Infrastructure Improvements to support Renaissance Phase III in a principal amount as provided in Section 2 hereof.

SECTION 5. The City and Renaissance Phase III agree that at such time as one or more series of the Bonds are sold and delivered, the City shall deposit and apply Bond proceeds in the maximum outstanding principal amount of Twelve Million Five Hundred Thousand Dollars (\$12,500,000) in the priority as follows: (i) then, in the City's sole discretion, establish any necessary reserve fund to pay interest on the Bonds which would be due and payable prior to the date when the first incremental increase in taxes is received, (ii) then, in the City's sole discretion, establish any necessary debt service reserve fund, subject to Section 7 hereof, and provide for cost of issuance, and (iii) then the proceeds shall next be used to reimburse Renaissance Phase III for all costs and expenditures made by Renaissance Phase III in connection with the acquisition and construction of the Infrastructure Improvements by requisition therefor, as described in **Exhibit A**, in the principal as provided for in Section 2 hereof.

SECTION 6. Renaissance Phase III hereby acknowledges and agrees that the City is not authorized to use its general funds to pay (or to reimburse Renaissance Phase III) any part of the cost of the Infrastructure Improvements or cost and expense incurred in connection with issuing the Bonds and that the City's obligation to expend funds or reimburse Renaissance Phase III to pay for the acquisition and construction of the Infrastructure Improvements is limited to the proceeds of any series of Bonds, and in the event the Bonds are not sold and delivered, no resulting liability shall accrue to the City irrespective of expenditures made by Renaissance Phase III in connection with construction of the Project. The City covenants and agrees to use its best efforts to issue the Bonds in the amounts, for the purposes and at the times contemplated herein, and covenants and agrees that the Bonds will be issued unless the issuance thereof is prevented by rule of law, commercial inability to issue such Bonds or by the lack of sufficient projected TIF Revenues to provide for the Bond Payments for the Bonds, or a series thereof in the minimum amount provided for hereunder, as may reasonably be determined by the City in accordance with fact.

SECTION 7. In accordance with Section 21-45-21(3) of the TIF Act, from and after the execution of this Agreement until issuance of the Bonds, the City shall establish a "Debt Service Reserve Revenue Fund" into which it will deposit a designated portion of the TIF Revenues. It is the parties' intention that the Debt Service Reserve Revenue Fund be used to fund a debt service reserve fund for the Bonds (the "Debt Service Reserve Fund") should such a reserve fund be required as an inducement to sell the Bonds on reasonable terms and conditions acceptable to the City. Prior to using funds deposited in the Debt Service Reserve Revenue Fund to fund the Debt Service Reserve Fund, however, the City shall first use commercially reasonable efforts to obtain bond insurance to fund the Debt Service Reserve Fund. In the event said bond insurance is unavailable on commercially reasonable terms and conditions and a Debt Service Reserve Fund is required, the City shall next fund the Debt Service Reserve Fund to the extent available with funds in the Debt Service Reserve Revenue Fund and then to the extent necessary from Bond proceeds. To the extent permitted by State and Federal law and regulations, the final payment on the Bonds shall be made from the TIF Revenues, if sufficient, and funds in the Debt Service Reserve Fund, if any, shall be released to the Developer to the extent the Developer has not been reimbursed for allowable expenses of the Infrastructure Improvements. In the event the purchaser of the Bonds does not require a Debt Service Reserve Fund or if any funds remain in the Debt Service Reserve Revenue Fund after funding a Debt Service Reserve Fund, the parties agree that any funds accrued in the Debt Service Reserve Revenue Fund may be used by the City for any lawful purpose.

SECTION 8. Prior to any reimbursement, Renaissance Phase III will present a description of any portion of the Infrastructure Improvements to be dedicated to the City, if any, or if no property is to be dedicated to the City, Renaissance Phase III shall so inform the City prior to any reimbursement. Contingent on same being constructed in compliance with City standards, codes and ordinances, the City agrees to accept maintenance responsibility for that part, if any, of the Infrastructure Improvements which is dedicated to the City. The non-dedicated Infrastructure Improvements shall remain the property of Renaissance Phase III or other private party and shall be maintained by Renaissance Phase III or such other private party.

SECTION 9. Renaissance Phase III acknowledges and agrees that it assumes the risk of proceeding with the construction and acquisition of the Project prior to the issuance and sale of

any series of Bonds and further acknowledges that the City's sole source of funds available to pay the cost of the Project or reimburse Renaissance Phase III for such cost is the proceeds derived from the sale of the Bonds.

SECTION 10. The City hereby agrees that it will make all reasonable efforts to issue and deliver the Bonds, from time to time, in a timely manner and represents to Renaissance Phase III that, subject to construction, completion and operation of the Project by Renaissance Phase III, it knows of no reason why the Bonds will not be issued and delivered.

SECTION 11. If any provision of this Agreement shall be held or deemed to be or shall, in fact, be invalid, inoperative or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent whatever.

SECTION 12. Any notice, request, complaint, demand, communication or other paper shall be sufficiently given when delivered or mailed by registered or certified mail, postage prepaid, or sent by telegram, addressed to the addresses set forth below:

If to the City:

City of Ridgeland, Mississippi
Attention: Mayor
Post Office Box 217
Ridgeland, Mississippi 39158
(With a copy to the City Attorney at the same address)

If to the Renaissance Phase III:

Renaissance Phase III
Attention: T. Andrew Mattiace
125 S Congress St.
Jackson, Mississippi 39201

SECTION 13. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

SECTION 14. This Agreement has been made by the City and Renaissance Phase III and no person other than the foregoing and their successors and assigns shall acquire or have any right under or by virtue of this Agreement.

SECTION 15. This Agreement shall become effective upon the execution and acceptance hereof by the parties hereto and shall be valid and enforced from and after the time of such execution and acceptance.

SECTION 16. This Agreement shall be governed as to validity, construction and performance by the Constitution and the laws of the State Mississippi.

SIGNED, this the ____ day of _____, 2016.

CITY OF RIDGELAND, MISSISSIPPI

BY: _____
GENE F. MCGEE, MAYOR

ATTEST:

PAULA TIERCE, CITY CLERK

STATE OF MISSISSIPPI

)

) ss:

COUNTY OF MADISON

)

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2016, within my jurisdiction, the within named **Gene F. McGee** and **Paula Tierce**, who acknowledged they are the Mayor and Clerk of the City of Ridgeland, Mississippi, and that, for and on behalf of said City and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized by said City so to do.

Notary Public

My Commission Expires:

[S E A L]

RENAISSANCE PHASE III, LLC

BY: _____

TITLE: _____

STATE OF MISSISSIPPI)
) ss:
COUNTY OF _____)

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2016, within my jurisdiction, the within named T. Andrew Mattiace who acknowledged that he is the _____ of Renaissance Phase III, LLC, a limited liability company organized and existing under the laws of the State of Mississippi, and that for and on behalf of said limited liability company and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

Notary Public

My Commission Expires:

[S E A L]

EXHIBIT A
Requisition for Payment

CITY OF RIDGELAND, MISSISSIPPI
\$ _____ TAX INCREMENT LIMITED OBLIGATION BONDS
SERIES 20__
(RENAISSANCE PHASE III PROJECT)

REQUISITION FOR PAYMENT

The undersigned hereby requests the City of Ridgeland, Mississippi, to reimburse or to pay the designated payee for the following costs or other amounts to be paid from the Construction Fund:

(a) Building or Construction Cost	\$ _____
(b) Other Authorized Costs	\$ _____
Total Costs to be Reimbursed	\$ _____

Attached hereto are copies of the invoices or statements from the contractor, vendor, other payee or other document for authorized costs of the Renaissance Phase III Project.

CERTIFICATE

I hereby certify that:

- (a)** The amounts to be paid from the City's Construction Fund have been paid or incurred by the undersigned in the amount specified therein.
- (b)** No certificate with respect to such amount has previously been delivered to the City.
- (c)** The amounts set forth in this requisition have been properly expended or incurred for costs of the Infrastructure Improvements for the Renaissance Phase III Project and such amounts have been paid.
- (d)** The undersigned has no notice of any vendor's, mechanic's, or other liens or right to liens, chattel mortgages or conditional sales contracts, or other contracts or obligations which should be satisfied or discharged before payment of such obligation is made.

All defined terms shall have the meaning ascribed to each as set forth in the Bond Resolution of the City dated _____, 20_.

EXECUTED, this _____ day of _____, 20_.

BY: _____
TITLE: _____

APPROVED:

CITY OF RIDGELAND, MISSISSIPPI

BY: _____
TITLE: _____

[THIS PAGE LEFT BLANK INTENTIONALLY]

AGREEMENT FOR CONTRIBUTION IN AID OF CONSTRUCTION

This Agreement for Contribution in Aid of Construction ("Agreement") is entered into by and between Renaissance Phase III, LLC ("Phase III") and the City of Ridgeland, Mississippi ("City") effective as of the _____ day of October, 2016 (the "Effective Date").

Recitals

Whereas, Phase III has acquired or is planning to acquire certain property on Highland Colony Parkway (the "Phase III Land") to construct, or cause to be constructed, on the Phase III Land a shopping center with related restaurant components and certain public amenities, including a public sidewalk with ADA curb ramps with a design and quality consistent with the public sidewalks along Highland Colony Parkway north of Natchez Trace Parkway (collectively, the "Project"), which Project will be known as Renaissance Phase III and will be constructed and developed in phases currently known as Part A and Part B as shown on the "Site Development Plans for Renaissance at Colony Park Phase 3" submitted to City and which Project will be constructed on the Phase III Land adjacent to certain land owned by City (the "City Land"), which is described in the Warranty Deed to City, dated August 5, 1995, and recorded in the office of the Chancery Clerk of Madison County, Mississippi, in Book 360 at Page 632, a copy of which is attached hereto as Exhibit "A" (the "Deed"); and

Whereas, the City conveyed a portion of the City Land to the Mississippi Transportation Commission in the Warranty Deed, acknowledged on February 10, 1999, and recorded in Book 437 at Page 607 (the "MDOT Deed"), and the City Land shall, for all purposes herein, be deemed to be the land described in the Deed less and except the land described in the MDOT Deed; and

Whereas, as stated in the Deed, City acquired the City Land to excavate and construct, and is planning to excavate and construct, certain drainage and storm water detention facilities and storm drainage improvements for Purple Creek (the "Detention Facility") on the City Land; and

Whereas, storm water from land located west of Highland Colony Parkway flows under Highland Colony Parkway in pipes and emerges onto the Phase III Land (the "Excess Storm Water"); and

Whereas, Phase III has agreed to make a contribution to City by the excavation and construction of the Detention Facility, the improvement of portions of Purple Creek to better control and manage the outflow from the Detention Facility and the Excess Storm Water and the construction and installation of storm water facilities to convey the Excess Storm Water to the Detention Facility and/or to Purple Creek (the "Storm Water Facilities").

Now, Therefore, premises considered and for other good and valuable consideration, Phase III and City agree as follows:

1. City grants Phase III the right (i) to excavate and construct the Detention Facility on the City Land with capacity for storm water detention on Purple Creek with approximately 20% of the capacity of the Detention Facility to be used for the detention for the Project and the balance of the capacity to be used by City as a regional detention facility for parcels outside the Project, (ii) to remove the dirt materials excavated from the City Land and place such dirt materials on the Phase III Land as authorized in the Deed, (iii) to construct and install the Storm Water Facilities, (iv) to utilize the Detention Facility as the retention/detention facility for the Project and to plant trees in the Detention Facility, (v) to utilize the Storm Water Facilities for disposal of storm water from the Project, and (vi) to remove water from the Detention Facility for the purpose of irrigation of all or any portion of the Project (collectively, the "Development Rights").
2. The Detention Facility to be excavated and constructed by Phase III and the Storm Water Facilities to be constructed and installed by Phase III shall be the property of City; provided, however, City will grant to, or Phase III will reserve for, Phase III and its successors and assigns and any purchasers of all or any part of the Phase III Land (i) a perpetual non-exclusive apportionable appurtenant easement (the "Detention Easement") for the use the Detention Facility as the storm water retention/detention facility for the Project, (ii) a perpetual non-exclusive apportionable appurtenant easement (the "Storm Water Easement") for the use of the Storm Water Facilities for disposal of storm water from the Project and into the Detention Facility, (iii) a perpetual non-exclusive apportionable appurtenant easement (the "Tree Easement") for the use of the City Land to plant trees to cause the Project to comply with the Tree Mitigation Ordinance of City, and (iv) a perpetual exclusive appurtenant easement (the "Irrigation Easement") to remove water from the Detention Facility for the purpose of irrigation of all or any portion of the Project. To the extent that trees cannot be planted to comply with the Tree Mitigation Ordinance of City pursuant to the Tree Easement, City will allow trees planted by Phase III within the right-of-way of Natchez Trace Parkway to be counted for purposes of compliance by the Project with the Tree Mitigation Ordinance of City.
3. In consideration for the Development Rights, the Detention Easement, the Storm Water Easement, the Tree Easement and the Irrigation Easement, Phase III (i) will excavate and construct the Detention Facility in accordance with plans approved by City and will obtain all permits for the construction of the Detention Facility, including all required flood map amendments and related approvals from Federal Emergency Management Agency and all required wetlands approvals and payments for wetlands mitigation in the estimated amounts of approximately \$374,569.80 for the Detention Facility and approximately \$1,294,076.75 for the balance of the Project for an estimated total mitigation payment of approximately \$1,668,646.55, (ii) will construct and install the Storm Water Facilities in accordance with plans approved by City and will obtain all permits for the construction of the Storm Water Facilities, (iii) will construct a chain link fence to separate the Detention Facility from the Project with gates at two (2) locations on the west side of the Detention Facility at the southeast and northeast corners of the parking lot for Part A of the Project to allow access for maintenance of the Detention Facility, (iv) will convey fee simple title to portions of the Phase III Land or will convey perpetual non-exclusive appurtenant easements across portions of the Phase III Land to

- City (a) for outflow facilities for the Detention Facility, (b) for access to the Detention Facility, (c) for maintenance of the Detention Facility and outflow facilities, (d) for the Storm Water Facilities to cross the Phase III Land, and (e) for maintenance of the Storm Water Facilities, (v) will, if Phase III does not acquire the Alternative Parcel as shown on the "Site Development Plans for Renaissance at Colony Park Phase 3" submitted to City, convey a non-exclusive appurtenant access easement consistent with the Highland Colony Parkway Access Control Policy of City across portions of the Phase III Land for access from Highland Colony Parkway to such parcel, subject to appropriate provisions for liability, indemnity, insurance and use restrictions in favor of the owners of the Phase III Land, and (vi) will convey a temporary non-exclusive appurtenant easement across portions of the Phase III Land to City for access to and maintenance of the ditch entering the Detention Facility near the northeast corner of Part A of the Project, which temporary easement will terminate when the ditch is replaced with an underground pipe or other system.
4. Upon substantial completion of excavation and construction of the Detention Facility and the Storm Water Facilities, respectively, City shall review any engineer's certificate provided by Phase III and shall inspect the Detention Facility and the Storm Water Facilities, respectively, and provide Phase III with a certificate of substantial completion executed by City to signify City's acceptance of the Detention Facility and the Storm Water Facilities, respectively, and agreement to assume maintenance of the Detention Facility and the Storm Water Facilities, respectively, from the date of acceptance.
 5. After substantial completion of excavation and construction of the Detention Facility, Phase III will notify City whenever repairs and/or maintenance are required to be performed on the Detention Facility. All maintenance and repairs to the Detention Facility will be done by City. City will access the west side of the Detention Facility for maintenance and repairs via the easement to be provided by Phase III, and City will access the east side of the Detention Facility from the west side of the Detention Facility via one (1) or more concrete splash pads during low flow. City will also access the east side of the Detention Facility via a gate opening to be constructed by City in the existing fence if permits are obtained for access from Interstate 55 from the Mississippi Department of Transportation. Phase III will approach the Mississippi Department of Transportation to request permission to install a gate in the existing fence to provide such access and an easement or license to use such access. Upon obtaining such permission, easement and/or license, Phase III will install the gate, and City will use the gate and access route in accordance with the terms of the easement or license.
 6. After substantial completion of construction and installation of the Storm Water Facilities, Phase III will notify City whenever repairs and/or maintenance are required to be performed on the Storm Water Facilities. All maintenance and repairs to the Storm Water Facilities will be done by City.
 7. In consideration for the excavation and construction of the Detention Facility and the construction and installation of the Storm Water Facilities, City will, prior to the completion of construction of Part A of the Project: (i) use its best efforts to obtain

federal or county funding for, and, if such funding is obtained, cause the construction of, a traffic signal and intersection improvements (the "Traffic Signal") at the future intersection of Highland Colony Parkway and the northernmost driveway for Part A of the Project in accordance with the traffic control plan prepared by Phase III and approved by City, (ii) use its best efforts to obtain county funding for, and, if such funding is obtained, cause the construction of, certain improvements to Highland Colony Parkway (the "Street Improvements") in accordance with the plans prepared by Phase III and approved by City, which improvements will include (a) median island removal, extension and related paving and (b) deceleration lanes, pavement markings and signage, and (iii) use its best efforts to obtain federal or county funding for, and, if such funding is obtained, cause the construction of, the multi-use trail along the east side of Highland Colony Parkway with a design and quality consistent with the multi-use trails along Highland Colony Parkway north of Natchez Trace Parkway from its current terminus to the north boundary of the Project (the "East Side Multi-Use Trail") and the multi-use trail along the west side of Highland Colony Parkway with a design and quality consistent with the multi-use trails along Highland Colony Parkway north of Natchez Trace Parkway from its current terminus to a point on the west side of Highland Colony Parkway at the future intersection of Highland Colony Parkway and Lake Harbor Drive (the "West Side Multi-Use Trail").

8. In addition to the excavation and construction of the Detention Facility and the construction and installation of the Storm Water Facilities, Phase III will, prior to the completion of construction of Part A of the Project: (i) use its best efforts to obtain public improvement district ("PID") funding for, and, if PID funding is obtained, construct the East Side Multi-Use Trail, (ii) use its best efforts to obtain PID funding for, and, if PID funding is obtained, construct the West Side Multi-Use Trail, (iii) extend the public sidewalk along the east side of Highland Colony Parkway with a design and quality consistent with the public sidewalks along Highland Colony Parkway north of Natchez Trace Parkway from the north boundary of the Project to the south boundary of the Project, (iv) use its best efforts to obtain PID funding to provide all maintenance for the landscaping, mowing, irrigation, street lights and lighted bollards within the right-of-way of Highland Colony Parkway, (v) in the event that City does not construct the Traffic Signal, construct the Traffic Signal, (vi) in the event that City does not perform all or any portion of the Street Improvements, construct, or cause the construction of, any portion of the Street Improvements not constructed by City, and (vii) in the event City or PID does not construct the East Side Multi-Use Trail, construct, or cause the construction of, any portion of the East Side Multi-Use Trail not constructed by City or PID.
9. City will provide, or cause to be provided, all electric power service, including power costs, for any irrigation system for landscaping within the right-of-way of Highland Colony Parkway and for any street lights, traffic signals and lighted bollards within the right-of-way of Highland Colony Parkway.
10. Nothing in this Agreement shall prevent Phase III from selling the Phase III Land and/or abandoning the Project. Phase III may sell the Phase III Land or any part thereof and may assign all or any part of this Agreement, the Development Rights, the Detention

Easement, the Storm Water Easement, the Tree Easement and/or the Irrigation Easement. Notwithstanding the foregoing, Phase III may, at any time prior to the date that Phase III commences excavation or construction of the Detention Facility or construction and installation of the Storm Water Facilities, terminate this Agreement and the Development Rights by delivery of written notice to City stating Phase III's intent to terminate. Notwithstanding the foregoing, City may, at any time after twenty-four (24) months after the date of this Agreement and prior to the date that excavation or construction of the Detention Facility commences or construction or installation of the Storm Water Facilities commences, terminate this Agreement and the Development Rights by delivery of written notice to Phase III and the owners and their successors (collectively or individually "User") owning of all or any portion of the Project stating City's intent to excavate and construct the Detention Facility; provided, however, any User may cancel such termination by City if, within sixty (60) days after receipt of such written notice by such User, such User delivers written notice to City stating that such User intends to commence excavation or construction of the Detention Facility and if, within one hundred twenty (120) days after receipt of such written notice by such User, such excavation or construction of the Detention Facility is commenced.

11. This Agreement shall be governed by and construed under the laws of the State of Mississippi. This Agreement may be executed in counterparts, each of which will be an original and when combined will constitute one original.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the authorized representatives of the parties enter into this Agreement effective as of the Effective Date.

CITY OF RIDGELAND, MISSISSIPPI

By: _____
Mayor

Attest:

City Clerk

RENAISSANCE PHASE III, LLC

By: _____
T. Andrew Mattiace, Manager

EXHIBIT "A"
COPY OF DEED TO CITY

INDEXING INSTRUCTIONS:
Part of the West 1/2 of the
NE 1/4 of Section 25, T7N, R1E

0360332

171014

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, OLEM SEATON, SARAH DOUGLAS, ANNIE SMITH and BENNIE EARL SEATON, do hereby sell, convey and warrant unto the CITY OF RIDGELAND, MISSISSIPPI, a Municipal Corporation under the laws of the State of Mississippi, the following described land and property situated in Madison County, State of Mississippi, to-wit:

Part of the West 1/2 of the NE 1/4 of Section 25, T7N, R1E, Ridgeland, Madison County, Miss. and being more particularly described as follows:

BEGINNING at a Right of Way Marker marking the Intersection of the West Right of Way of Interstate Highway 55 with the Southerly Right of Way of the Natchez Tract Parkway and run thence N 21 degrees 27 minutes 37 seconds W - 1,377.15' along the Southerly Right of Way of the Natchez Tract Parkway; thence leaving the Southerly Right of Way of the Natchez Tract Parkway, run S 02 degrees 46 minutes 54 seconds E - 292.91' along an extension of and along the East line of a 25' Sanitary Sewer Easement; run thence S 13 degrees 39 minutes 00 seconds E - 281.22' along the East line of a 25' Sanitary Sewer Easement; run thence S 19 degrees 59 minutes 59 seconds E - 402.20' along the East line of a 25' Sanitary Sewer Easement; run thence S 06 degrees 04 minutes 44 W - 829.49' along the East line of a 25' Sanitary Sewer Easement and a southerly extension thereof to a fence marking the common boundary between the Seaton Tract and the Johnson Tract; run thence S 85 degrees 29 minutes 07 seconds E - 147.79' and with the meanders of the said fence to the West Right of Way of Interstate Highway 55; run thence N 24 degrees 25 minutes 42 seconds E - 428.98' along the West Right of Way of Interstate Highway 55; run thence N 24 degrees 21 minutes 45 seconds E - 200.00' along the West Right of Way of Interstate Highway 55 to the POINT OF BEGINNING.

Containing 6.892 acres more or less.

As a further consideration for this conveyance, at such time as the Grantee shall excavate and construct the retention/detention facilities to be placed on the property, at Grantors' sole option

the dirt materials excavated from the above described property shall be placed on the Grantors' adjacent property for the sole use and benefit of the Grantors. The placement of such materials shall be done in accordance with good engineering practices, and in such a way and in such a manner that same does not constitute a hazard or interfere with Grantors' access to their adjacent property. Grantee covenants not to disturb or damage Grantors' adjacent property beyond that which is necessary to and for the proper placement of said materials and agrees to restore the surface of Grantors' adjacent property in the event the same is disturbed by Grantee during the excavation of the fill material and placement thereon on the Grantors' adjacent property. Should the Purple Creek storm drainage improvements, anticipated to be retention/detention facility for which this land is being purchased, not be built by Grantee, prior to any other use or prior to the sale of the parcel hereby conveyed, Grantee herein hereby agrees to offer the same to Grantors for the same consideration paid by Grantee to Grantors. If Grantors herein elect to repurchase said property, Grantees herein agree to deliver to Grantors herein the same title as is conveyed hereby to Grantee herein.

Notice of this offer to sell and convey to Grantors herein shall be sent U.S. Mail, Postage Prepaid, Return Receipt Requested to two of the Grantors named herein at the address given in this document, or to such other address as shall be given to the Grantee herein in writing. Grantors herein shall have 180 days from the date of receipt of said notice in which to decide whether or not they wish to repurchase the property. In the event Grantors herein decide to re-purchase said property, they shall notify Grantor herein within said 180 day period in the same manner as provided above, and the sale shall close within thirty days thereafter. If Grantee herein has not received notice to purchase within said 180 day period, then Grantee herein shall be free to use the property or dispose of same as is necessary or desirable by the Grantee herein. The covenants contained in this deed shall run with the

77-03607-633

title to the land hereby conveyed and be binding on Grantee, its successors in title and assigns, the same to run in favor of Grantors' adjacent land and the title thereto for a period of fifty years from the date hereof.

The warranty of this conveyance is subject to all ad valorem taxes, shall be prorated as of the date of this instrument, and Grantee assumes the payment thereof.

Grantors warrant that the property conveyed constitutes no part of their respective homesteads.

Witness our signatures, this the 5th day of August, 1995.

Clem Seaton
CLEM SEATON

Sarah Douglas
SARAH DOUGLAS

Annie Smith
ANNIE SMITH

Bennie Earl Seaton
BENNIE EARL SEATON

STATE OF Michigan
COUNTY OF Wayne

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 5th day of August, 1995, within my jurisdiction, the within named CLEM SEATON, who acknowledged that he executed the above and foregoing instrument as his voluntary act and deed.

Laura A. Carpeaux
NOTARY PUBLIC

MY COMMISSION EXPIRES:

LAURA A. CARPEAUX
NOTARY PUBLIC - WAYNE COUNTY, MI
ACTING IN LIAISON
MY COMMISSION EXPIRES 08/11/99

STATE OF Mississippi
COUNTY OF Windsor

PR-0360 635

PERSONALLY appeared before me, the undersigned authority in
and for the said county and state, on this 8th day
of August, 1995, within my jurisdiction, the
within named SARAH DOUGLAS, who acknowledged that she executed the
above and foregoing instrument as her voluntary act and deed.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 12, 1998
BONDED THRU STEGALL NOTARY SERVICE

STATE OF Mississippi
COUNTY OF Windsor

PERSONALLY appeared before me, the undersigned authority in
and for the said county and state, on this 8th day
of August, 1995, within my jurisdiction, the
within named ANNIE SMITH, who acknowledged that she executed the
above and foregoing instrument as her voluntary act and deed.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 12, 1998
BONDED THRU STEGALL NOTARY SERVICE

STATE OF
COUNTY OF

Mississippi
Hinds

FILED IN 1360

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this 8th day of August, 1995, within my jurisdiction, the within named BENNIE EARL SEATON, who acknowledged that he executed the above and foregoing instrument as his voluntary act and deed.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES MAY 12, 1996
BONDED THRU SPECIAL NOTARY SERVICE

Grantors:

Clem Seaton, Et Al.
3019 Liddesdale
Detroit, MI 48217

Mrs. Sarah Douglas
Post Office Box 78
Tougaloo, MS 39174
(601) 957-4707

Mrs. Annie Smith
Post Office Box 406
Tougaloo, MS 39174
(601) 956-7983

Mr. Benny Seaton
22955 Valley View
Southfield, MI 48034

GRANTEE:

City of Ridgeland
Post Office Box 217
Ridgeland, MS 39158
(601) 856-7113

PREPARED BY:

TAYLOR, COVINGTON & SMITH
William C. Smith, Jr.
315 Tombigbee Street
3rd Floor
Post Office Box 3509
Jackson, MS 39207-3509
Telephone No. (601) 969-7570

f:\work\pncet\libby\douglas.wd



STATE OF MISSISSIPPI, COUNTY OF MADISON:

I certify that the within instrument was filed for record in my office this 9 day of Aug, 1995, at 9 o'clock A.M., and was duly recorded on this AUG 10 1995 Book No. 360, Page 632.

STEVE DUNCAN, CHANCERY CLERK

BY: Charles D.C.

**ORDINANCE AMENDING AND CREATING VARIOUS REGULATIONS OF
SECTION 40 (NONCONFORMITIES) INCLUDING SECTIONS 40.02, 40.03.B.3, 40.08,
40.10, 40.11, 40.20 AND 340.03.N (CONDITIONAL USES PERMITTED IN MIXED USE
DISTRICT – MU-1) AND 410.03 (CONDITIONAL USES PERMITTED IN C-2
GENERAL COMMERCIAL DISTRICT) OF THE OFFICIAL ZONING ORDINANCE
OF THE CITY OF RIDGELAND, MISSISSIPPI**

WHEREAS, the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi did lawfully adopt a Zoning Ordinance on February 4, 2014 after proper notice and a public hearing; and

WHEREAS, the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi subsequently adopted Zoning Ordinance Amendments on February 3, 2015, June 2, 2015, and April 5, 2016 after proper notice and a public hearing; and

WHEREAS, the administration and enforcement of the Zoning Ordinance since that time has resulted in the need for various clerical and administrative revisions to the Zoning Ordinance that would be beneficial to the continued implementation of the ordinances; and

NOW THEREFORE BE IT RESOLVED, the Mayor and Board of Aldermen adopt the following sections as amendments to the Official Zoning Ordinance of the City of Ridgeland, Mississippi by amending the following sections:

Section 1

This Ordinance is a city-initiated Amendment.

Section 2

Amend Section 340.03 (Conditional Uses and Structures as Provided under Section 600.09 in MU-1 Mixed Use District) to add: "*N. Apartment Complexes built prior to January 1, 2004, at a maximum density of ten (10) units per acre calculated upon the total contiguous acreage owned on February 4, 2014, complete with landscaping, signage, and parking and including Multi-family dwellings. Apartment complexes regulated by this Section shall be subject to the dimensional controls and other regulations as listed in Sections 260.04, 260.05, 260.06, 260.07, 260.08, 260.09, and 260.10 of the Official Zoning Ordinance of the City of Ridgeland. Apartment complexes may also include accessory uses such as laundromats, vending machine centers, recreational buildings, swimming pools, tennis courts, fences and walls, and similar uses and structures incidental to multi-family buildings. Accessory uses and structures shall be considered an integral part of the Apartment Complex and shall be reserved exclusively for use by residents and guests of residents of the multi-family complex.*"

Section 3

Amend Section 410.03 (Conditional Uses and Structures as Provided under Section 600.09 in C-2 General Commercial District) to add: *"E. Apartment Complexes built prior to January 1, 2004, at a maximum density of ten (10) units per acre calculated upon the total contiguous acreage owned on February 4, 2014, complete with landscaping, signage, and parking and including Multi-family dwellings. Apartment complexes regulated by this Section shall be subject to the dimensional controls and other regulations as listed in Sections 260.04, 260.05, 260.06, 260.07, 260.08, 260.09, and 260.10 of the Official Zoning Ordinance of the City of Ridgeland. Apartment complexes may also include accessory uses such as laundromats, vending machine centers, recreational buildings, swimming pools, tennis courts, fences and walls, and similar uses and structures incidental to multi-family buildings. Accessory uses and structures shall be considered an integral part of the Apartment Complex and shall be reserved exclusively for use by residents and guests of residents of the multi-family complex."*

Section 4

Add a type of nonconformity to Section 40.02 Types of Nonconformities: *"E. Nonconforming Apartment Complex. Any land, lot, building, structure, or parts thereof with an Apartment Complex use as regulated by this Ordinance, lawfully existed on February 4, 2014, and was built prior to January 1, 2004 but which does not meet density, area, bulk, placement, dimensional, size, configuration, parking, loading, landscaping, signage, property maintenance, fire protection, or other regulations as required in the Official Zoning Ordinance of the City of Ridgeland."*

Section 5

Add a Categorical Class A Nonconformity to Section 40.03.B: *"3. Nonconforming Apartment Complexes as defined in 40.02.E."*

Section 6

Replace Section 40.08 Rules for Class A Nonconformities with the following:

40.08 RULES FOR CLASS A NONCONFORMITIES.

- A. No Class A Nonconforming Use or Nonconforming Apartment Complex shall be resumed if it has been discontinued for a continuous period of at least 6 months or if it has been changed to a Conforming Use or conforming Apartment Complex for any period. No Nonconforming Use or Nonconforming Apartment Complex shall be changed to a different Nonconforming Use or enlarged so as to make use of more land area than used at the time of becoming nonconforming.*

- B. *No Class A Nonconforming Structure or Nonconforming Apartment Complex shall be reconstructed if damaged by fire or other casualty to the extent that the cost of reconstruction or repair exceeds 50 percent of the assessed valuation of such structure or building in a complex.*
- C. *No Class A Nonconforming Structure, Nonconforming Use, or Nonconforming Apartment Complex shall be used, altered, or enlarged in a way which increases its nonconformity.*
- D. *Cost of reconstruction or repair work shall be computed to include materials, labor, contractor overhead, contractor profit, equipment fees, mobilization costs, and other Code upgrade requirements. When such reconstruction or repairs are allowed to be made, they shall be in full compliance with the regulations of this Ordinance and the current adopted Building Code and other development-related Ordinances.*
- E. ***Unsafe Conditions.*** *If a Nonconforming Structure, Use, Occupancy, and/or nonconforming Apartment Complex having a Class A designation becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the district in which it is located. This provision is intended to reinforce the currently adopted Building Code and Property Maintenance Code of the City of Ridgeland.*
- F. ***Repairs and Maintenance.*** *On any Nonconformity, repair and maintenance work may be done on ordinary repairs, or on wiring, or plumbing provided that the cubic content existing when it became nonconforming shall not be increased.*

Section 7

Replace Section 40.10 Rules for Class C Nonconformities. with the following:

40.10 RULES FOR CLASS C NONCONFORMITIES. *Within one year of February 4, 2014, all Class C Nonconforming Uses shall cease operation and be brought into compliance with this ordinance or removed. Further, any structure previously occupied or utilized as a Nonconforming Use in whole or in part shall either be converted to a conforming use, or shall be demolished. All Class C Nonconforming Structures and Occupancies shall cease any condition, operation, or occupancy that makes it a nonconformity within one year from the Notice issued by the City of Ridgeland during which time the Applicant may seek a Class A or B Designation or other remedies that may be available subject to the requirements thereof.*

Section 8

Amend Section **40.11** to replace the second to last paragraph:

Any Nonconforming Use or Nonconforming Apartment Complex required to register under this ordinance that fails to do so within six (6) months of becoming a nonconformity shall be deemed to be a Class C nonconformity, and thereafter shall not be entitled to any benefits of Class A or Class B status unless expressly granted by the procedures established by this ordinance. Any Nonconforming Structure or Occupancy required to register under this ordinance that fails to do so within six (6) months of being given Notice from the City of Ridgeland of the nonconforming status shall be deemed to be a Class C nonconformity, and thereafter shall not be entitled to any benefits of Class A or Class B status unless expressly granted by the procedures established by this ordinance.

Section 9

Replace Section 40.20 with the following:

40.20 SUBORDINATION OF NONCONFORMING USE REGULATIONS FOR CONDITIONAL USES AND VARIANCES.

- A. Where a Use or Structure has been permitted as a Conditional Use or has been granted a Variance, the provisions of the Conditional Use or Variance shall control over the nonconforming use regulations in this ordinance to the extent of any conflict between or among them.*
- B. Where a Use lawfully existed as of February 4, 2014, and is allowed by Conditional Use, but which lacks a Conditional Use Permit issued by the Mayor and Board of Aldermen, such shall not be deemed a nonconforming use, but rather shall be considered to exist as a permitted use. Associated nonconforming structures and characteristics of the use that are out of compliance with the Zoning regulations shall be governed by the provisions of Section 40 of this Ordinance.*
- C. Government agency property acquisitions. If a structure or occupancy does not comply with the requirements of this Ordinance solely as a result of an acquisition of land by a government agency for a public purpose, then such structure or occupancy on land not acquired by the government shall be deemed conforming.*

The City of Ridgeland, Mississippi, Zoning Ordinance is hereby amended to reflect the foregoing changes from and after thirty (30) days from the date of the adoption by the Board.

SO ORDAINED by the Mayor and Board of Aldermen of the City of Ridgeland, Mississippi at a meeting thereof held on the 18th day of October, 2016.

The ordinance, having been first reduced to writing, was offered for adoption by Alderman _____ and seconded by Alderman _____ and submitted to the Board of Aldermen for passing or rejection on roll call vote with the following results:

Alderman Ken Heard (Ward 1) voted: _____

Alderman Chuck Gautier (Ward 2) voted: _____

Alderman Kevin Holder (Ward 3) voted: _____

Alderman Brian Ramsey (Ward 4) voted: _____

Alderman Scott Jones (Ward 5) voted: _____

Alderman Wesley Hamlin (Ward 6) voted: _____

Alderman D. I. Smith (At-large) voted: _____

WHEREUPON, the Mayor declared the Motion had carried and the Ordinance adopted this the 18th day of October, 2016.

ATTEST: _____

Gene F. McGee, Mayor

City of Ridgeland, Mississippi

Paula Tierce, City Clerk

[SEAL]

MEMORANDUM

To: Mayor and Board of Aldermen

From: Drew Smith, Code Enforcement Manager
Community Development Department



Date: October 12, 2016

Re: Property Adjudication

I recommend that the Mayor and Board of Aldermen adjudicate the cost of cleaning the following property pursuant to State Statute 21-19-11:

709 MCCORMACK COURT (CHARLES PATTERSON, SR.)

This property was entered after the required notice and cleaned by the City of Ridgeland Public Works Department and Community Development Department personnel on 10-11-2016. I have attached an Invoice detailing the cost for the work performed at the property. Thank you for your consideration of this matter. Please contact me if you have any questions.

**RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY
OF RIDGELAND, MISSISSIPPI SETTING AN ASSESSMENT AGAINST
CHARLES PATTERSON, SR. ON 709 MCCORMACK COURT, RIDGELAND,
MISSISSIPPI PURSUANT TO MISS. CODE ANN. §21-19-11**

Whereas, on September 20, 2016, the Mayor and Board of Aldermen authorized the Department of Community Development of the City of Ridgeland, Mississippi to clean the above referenced property, pursuant to the provisions of Miss. Code Ann. §21-19-11; and,

Whereas, on October 18, 2016, the Mayor and Board of Aldermen did adjudicate that the actual cost of cleaning the property was \$516.00 and found that said amount should be assessed as a lien against the property and enrolled in the office of the Tax Collector of Madison County as other judgments are enrolled.

Now therefore it is resolved by the Mayor and the Board of Aldermen of the City of Ridgeland, Mississippi that pursuant to Miss. Code Ann. §21-19-11, the actual costs of \$516.00 plus the amount of statutory penalty, \$250.00, for a total amount of \$766.00 should be assessed as a lien against Charles Patterson, Sr., on their property owned at 709 McCormack Court, Ridgeland, Mississippi, being Tax Parcel No. 0721-31C-050/00.00.

Further it is resolved that this Resolution should be recorded in the office of the Tax Collector of Madison County as a judgment against Charles Patterson, Sr. and 709 McCormack Court, Ridgeland, Mississippi.

So resolved this the eighteenth day of October, 2016.

CITY OF RIDGELAND, MISSISSIPPI

By: _____
Mayor Gene F. McGee

Attest:

Paula Tierce, City Clerk

Deed prepared by and to be returned to:

Andrew D. Frame
Adams and Reese LLP
1018 Highland Colony Parkway
Suite 800
Ridgeland, MS 39157
(601) 353-3234
MB # 104190

INDEXING INSTRUCTIONS: Madison County, Mississippi

Township 7 North, Range 2 East: Section 18: SW $\frac{1}{4}$ of SW $\frac{1}{4}$; SE $\frac{1}{4}$ of SW $\frac{1}{4}$

GENERAL WARRANTY DEED

GRANTOR:

City of Ridgeland, Mississippi
Post Office Box 217
Ridgeland, MS 39158
(601) 856-7113

GRANTEE:

Madison County School District
476 Highland Colony Parkway
Ridgeland, MS 39157
(601) 879-3000

Pertaining to Property in Madison County, Mississippi

STATE OF MISSISSIPPI)
COUNTY OF MADISON)

GENERAL WARRANTY DEED

THIS DEED MADE THIS _____ day of _____, 2016, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, the City of Ridgeland, Mississippi, a body politic (the "Grantor"), pursuant to Mississippi Code Annotated Sections 21-17-1 and 21-19-49 and the findings and order of the Mayor and Board of Aldermen granted at a meeting held on _____, said authorization being found in Minute Book ____ at Page _____ of the records of the City of Ridgeland, Mississippi, does hereby grant, bargain, sell, convey and warrant unto the Madison County School District, a body politic of the State of Mississippi (the "Grantee"), the following described land, improvements, and standing timber thereon lying and being situated in Madison County, Mississippi, to-wit:

Legal Description attached as **EXHIBIT "A"**

TOGETHER WITH, all and singular: (a) all improvements located on the Property, if any; (b) all timber, trees, or forest products lying, standing, and otherwise situated on the Property; and (c) any and all rights, benefits, privileges, easements, tenements, hereditaments, appurtenances and interests thereon or in anywise appertaining to the Property not previously reserved by Grantor or Grantor's predecessor in title. The Property, together with the rights and interests set forth in (a) through (c) inclusive, are herein collectively referred to as the "Premises".

TO HAVE AND TO HOLD the same unto said Grantee and Grantee's successors and assigns, forever. And for the consideration aforesaid, said Grantor does hereby, for itself, it's successors and assigns, covenant with the said Grantee and Grantee's successors and assigns, that it shall, forever warrant and defend the title thereto unto said Grantee and Grantee's successors and assigns, against the lawful claims of all persons whatsoever claiming or to claim the same or any part thereof, subject only to the Permitted Exceptions on **EXHIBIT "B"**.

The Grantor hereby retains all mineral rights it owns, if any, together with the right of ingress and egress to remove same.

The property is currently exempt from taxation. Grantee assumes all future taxes, if any.

The Property conveyed herein constitutes no part of the homestead of Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument on the date of its acknowledgment below, but shall be dated effective as of the day and year first hereinabove written.

City of Ridgeland, Mississippi,
a body politic

By: _____
Gene F. McGee, Mayor

ATTEST:

_____, City Clerk

STATE OF MISSISSIPPI
COUNTY OF MADISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named GENE F. MCGEE and _____, who acknowledged that they are the Mayor and City Clerk respectively of the City of Ridgeland, Mississippi and on behalf of said municipality they did sign, seal and deliver the above and foregoing instrument of writing on the day and year therein mentioned, having first been duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2016.

NOTARY PUBLIC

My Commission Expires:

EXHIBIT "A" (to General Warranty Deed)
(Legal Description)

The following description is based on the Mississippi State Plane Coordinate System, West Zone, NAD 83 (93) grid values, U.S. Survey Feet, using a combined factor of 0.999941015 and a convergence angle of plus (+) 00°06'31" as developed by Michael Baker International for the City of Ridgeland Colony Park Boulevard Project. It is the intent of this description to convey a portion of the Grantor's property lying between the New Proposed Southern right-of-way line of Colony Park Boulevard and the current (2015) Northern property line of the Madison County School District property and being more particularly described as follows:

COMMENCING at found 1-1/2" x 1/2" iron bar representing the Northeast corner of Section 18, Township 7 North, Range 2 East, Madison County, Mississippi, having grid coordinates N=1,075,891.401, E=2,361,306.128 based on the above referenced coordinate system; run thence South 46°36'34" West a distance of 6001.68 feet to the New Proposed Colony Park Boulevard Project Centerline at Station 71+15.00 as shown on the Appraisal Maps for the above referenced Project, also being referenced to as Mississippi Department of Transportation Project No. 100486-203000 [ACNH-9204-00(003)]; thence run South 0° 05'03" East a distance of 103.85 feet to a set ¾" iron rebar in the New Proposed Southern right-of-way line for said Colony Park Boulevard at Project Centerline Station 71+15.00 and being hereby designated as Point "A-8A" for future reference and being the **Point of Beginning** for the parcel of land herein conveyed:

From said **Point of Beginning** run thence along said New Proposed Southern right-of-way line for Colony Park Boulevard courses of North 89°20'35" East a distance of 15.00 feet to a point 103.70 feet Southerly of, as measured perpendicular to, said Project Centerline at Station 71+30.00 and being hereby designated as Point "A-8" for future reference; thence North 89°20'35" East a distance of 100.00 feet to a point 102.70 feet Southerly of, as measured perpendicular to, said Project Centerline at Station 72+30.00 and being hereby designated as Point "A-7" for future reference; thence North 89°20'35" East a distance 270.01 feet to a found ¾" iron rebar being 100.00 feet Southerly of, as measured perpendicular to, said Project Centerline Station 75+00.00; thence South 86°21'09" East a distance of 307.30 feet to a found

[The remainder of this page is intentionally left blank.]

¾" iron rebar being 120.00 feet Southerly of, as measured perpendicular to, said Project Centerline at Point of Curve Station 78+06.65; thence South 76°30'59" East a distance of 190.49 feet to a found ¾" iron rebar being 160.00 feet Southerly of, as measured radially to, said Project Centerline at Station 80+00.00; thence South 85°41'02" East a distance of 76.50 feet to a point 161.20 feet Southerly of, as measured radially to, said Project Centerline at Station 80+79.85 and being hereby designated as Point "A-13" for future reference; thence South 85°41'02" East a distance of 95.79 feet to a point 160.45 feet Southerly of, as measured radially to, said Project Centerline at Station 81+79.85 and being hereby designated as Point "A-12" for future reference, thence South 85°41'02" East a distance of 7.77 feet to the point of intersect with the Grantor's Eastern property line and a set ¾" iron rebar being 160.28 feet Southerly of, as measured radially to, said Project Centerline Station 81+87.95 and being hereby designated as Point "A-17" for future reference; thence leaving said New Proposed Southern right-of-way line for Colony Park Boulevard run along the Grantor's said Eastern property line South 0°24'41" East a distance of 17.55 feet to a found ½" iron rebar at the point of intersect with the Grantor's Southern property line; thence South 89°52'22" West along the Grantor's said Southern property line a distance of 1056.45 feet to a set ¾" iron rebar being 196.85 feet Southerly of, as measured perpendicular to, said Project Centerline at Station 71+15.00; thence leaving Grantor's said Southern property line run North 0°05'03" West a distance of 93.00 feet to said **Point of Beginning**, containing 1.7765 acres (77,384 sq. ft.) of land, more or less, and being situated in and a part of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) and the Southeast Quarter (SE1/4) of Southwest Quarter (SW1/4) of Section 18, Township 7 North, Range 2 East, City of Ridgeland, Madison County, Mississippi and also being situated in and a part of Lot 2, Block 6 of the 1896 Highland Colony Subdivision, and

Together with any and all abutter's rights of access, if any, in, to, over, on and across the above described parcel of land between Point "A-8A" and Point "A-8" and between Point "A-7 and Point "A-13" and between Point "A-12 and Point "A-17" as designated above and as shown on the plans for said Colony Park Boulevard Project, and,

The above described parcel being a part of that certain tract of land acquired by Grantor by virtue of those certain Deeds recorded in Deed Book 3144 at page 10, Deed Book 3144 at page 53, Deed Book 3144 at page 75, Deed Book 3144 at page 88, Deed Book 3144 at page 109 and in Plat Book 1 at Page 29 in the Office of the Chancery Clerk for Madison County, Mississippi.

EXHIBIT “B” (to Special Warranty Deed)
(Permitted Exceptions)

The special warranty of this conveyance is subject to the following Permitted Exceptions:

- (1) Any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, and related minerals in, on and under the Property, together with release of damages pertaining thereto and ingress and egress and related rights pertaining to the mineral development and production thereon;
- (2) Rights-of-way, easements, zoning ordinances and restrictive covenants of record;
- (3) Matters that would be revealed by a current and accurate survey of the Property;
- (4) Lack of access to and from any of the Premises; and
- (5) Any portion of the Premises which has been created by artificial means or accreted to any such portion so created, navigational servitudes and riparian or other water rights arising from a crossing by, being bound by, or otherwise affected by a river, stream, or other body of water.

CLOSING STATEMENT

Name and Address of Purchaser(s):

Madison County School District
476 Highland Colony Parkway
Ridgeland, MS 39157

Name and Address of Seller:

City of Ridgeland, Mississippi
Post Office Box 217
Ridgeland, MS 39158

Settlement Agent Name and Address:

Adams and Reese LLP
1018 Highland Colony Parkway,
Suite 800
Ridgeland, MS 39157

Property Location:

Approximately 1.7765 surveyed acres
Madison County, MS

Closing Date: August __, 2016**Adams and Reese LLP File No. 2320-1**

Contract Sales Price:

\$14,212.00¹**LESS:**

Earnest Money Deposit:

<\$0>

Proration of Property Taxes:
(01/01/2016 to 08/23/2016) (236 days)

<\$0>

Cash due from Purchaser to close:

\$14,212.00

PURCHASERS' SETTLEMENT:

Cash due from Purchaser to close:

\$14,212.00

Plus:

Madison County, MS Chancery Clerk

¹ Sales Price is pursuant to that Interlocal Agreement by and between the City of Ridgeland and the Madison County School District.
43324168-1

Recording Fee for SWD

POC

TOTAL CASH DUE FROM PURCHASER:

\$14,212.00

SELLER'S SETTLEMENT:

Adjusted Contract Sale Price:

\$14,212.00

Less Seller's Expenses:

Adams and Reese LLP
Legal Fees

POC

Total Proceeds:

\$14,212.00

Plus:

Escrow Deposit

\$0

Net Seller's Proceeds:

\$14,212.00

The Closing Statement has been examined and is approved in all respects on the date contained below.

PURCHASER:

**BOARD OF EDUCATION OF THE
MADISON COUNTY SCHOOL
DISTRICT**

BY: _____
President

ATTEST:

Secretary

Superintendent of Education

Date: August ____, 2016

SETTLEMENT AGENT
(for Purchaser)

Adams and Reese LLP

By: _____
Andy Frame, Associate

Date: August ____, 2016

The Closing Statement has been examined and is approved in all respects on the date contained below.

SELLER:

CITY OF RIDGELAND

By: _____
Mayor

ATTEST:

City Clerk

(SEAL)

Date: August ___, 2016

INCOME:

Purchaser Escrow Deposit	\$0
Total Proceeds due from Purchaser:	\$14,212.00
TOTAL INCOMING FUNDS:	\$14,212.00

DISBURSEMENTS:

City of Ridgeland, Mississippi	\$14,212.00
TOTAL DISBURSED:	\$14,212.00



October 10, 2016

TO: Mayor & Board of Aldermen

FROM: John R. Neal, Chief of Police 

SUBJECT: Special Event – Pediatric Brain Tumor Foundation (Motorcycle Ride)

I have attached a request for a Special Event Permit from Kelly Dooley with the Pediatric Brain Tumor Foundation. This event is their annual motorcycle ride for kids which raises money to fund brain cancer research. It is scheduled for Sunday, October 23, 2016 at Holmes Community College and will begin at 11:30 a.m. with space jumps and other activities for kids in the parking lot. The ride will begin at 1:30 p.m. and conclude at 3:00 p.m.

Mr. Dooley is expecting approximately 150 riders that will leave Holmes Community College and travel north on Sunnybrook Road to Colony Park Boulevard, then south on I-55 to the Natchez Trace Parkway. The ride will continue through Madison and Rankin Counties returning to the City of Ridgeland from Spillway Road and back to Holmes Community College. Pediatric Brain Tumor Foundation staff and volunteers will be responsible for setting up and cleaning up upon conclusion. Portable restrooms will be on-site to accommodate guests and participants.

This event will not generate overtime for the police department and the on-duty officers will be available to assist riders with traffic control. Checks in the amounts of \$100.00 and \$1,000.00 representing requisite filing fee and bond money are attached. Also included is the approved National Park Service Special Use Permit to access the Natchez Trace Parkway.

Your consideration and approval will be greatly appreciated.

CC: Lt. Brian Myers

Attachments (1)

115 west school street • ridgeland, ms 39157
ph: 601.856.2121 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John R. Neal - chief of police
board of aldermen: D.J. Smith, cmo - at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo, mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6

**City of Ridgeland Application for
SPECIAL EVENTS PERMIT**
(Please Allow 3 Weeks for Approval)

Name & Address PEDIATRIC BRAIN TUMOR FOUNDATION
Of _____
Individual/Business: _____

Type of Event: (Details) RIDE FOR KIDS IS A CHARITY RIDE
RAISING MONEY FOR KIDS FIGHTING BRAIN TUMORS.

Location of Event: HOLMES COMMUNITY COLLEGE
412 W. RIDGELAND AVE

Date(s) of Event: SUNDAY, OCT. 23 to SUNDAY, OCT. 23

Hours of Event: 11:30 AM to 3:00 pm

Estimated Crowd Size: 150 RIDERS

What arrangements will be made for adequate restroom facilities: PORTO POTITIES SUPPLIED
BY SPACE JUMP OF JACKSON

What arrangements will be made for clean-up at completion of event: VOLUNTEERS &
STAFF WILL SWEEP GROUNDS

Contact Person: Kelly Dooley Phone: 832-570-9578

Signature of Contact Person: K Dooley Date: 8-26-16

You must do the following before your application will be considered:

- 1). You must present to the Chief of Police or his designee your plan for parking and traffic control. You must state in this plan whether or not police or private security personnel will be needed to direct and handle traffic and parking.
- 2). If the event is to have outdoor music, a written statement will be required from the applicant stating that the applicant will comply with the noise ordinance of the City of Ridgeland, MS.
- 3). If there is a need for Police Department and/or Public Works Department personnel to work in controlling the special event, the applicant will agree in writing to pay this cost.
- 4). The applicant must post a bond in the minimum amount of One Thousand Dollars (\$1,000.00). Please submit a separate check in that amount made payable to the City of Ridgeland with your special event application. This is to insure that the event area is immediately cleaned up after its conclusion and any City employee who works overtime as a result of the special event will be compensated from the bond proceeds.
- 5). Submit the above application and information to the Patrol Division Commander with a non-refundable filing fee of One Hundred Dollars (\$100.00), together with the above referenced bond. Upon receipt, the Patrol Division Commander and/or his designee will review and make a

recommendation to the Chief who will review the application and present same to the Board of Aldermen for subsequent approval. Please allow a minimum of three weeks to complete this process.

- 6). If the event will involve a race and/or walk, please submit a map reflecting the proposed route, together with a description of the route. If any portion of the route will include portions of the Natchez Trace, you must first obtain approval from the Natchez Trace Chief (Phone No. 662-680-4014; Ridgeland Office: 601-856-7321) and documentation reflecting this approval must be submitted with the application.
- 7). If the event is to be held at Old Trace Park, you must first seek approval from PRVWSD Parks & Recreation (601-856-6319) and obtain a facility use application which must be submitted with your application.

☒ Approved Chief of Police or Designee

☐ Denied Date: 10 OCT 2016

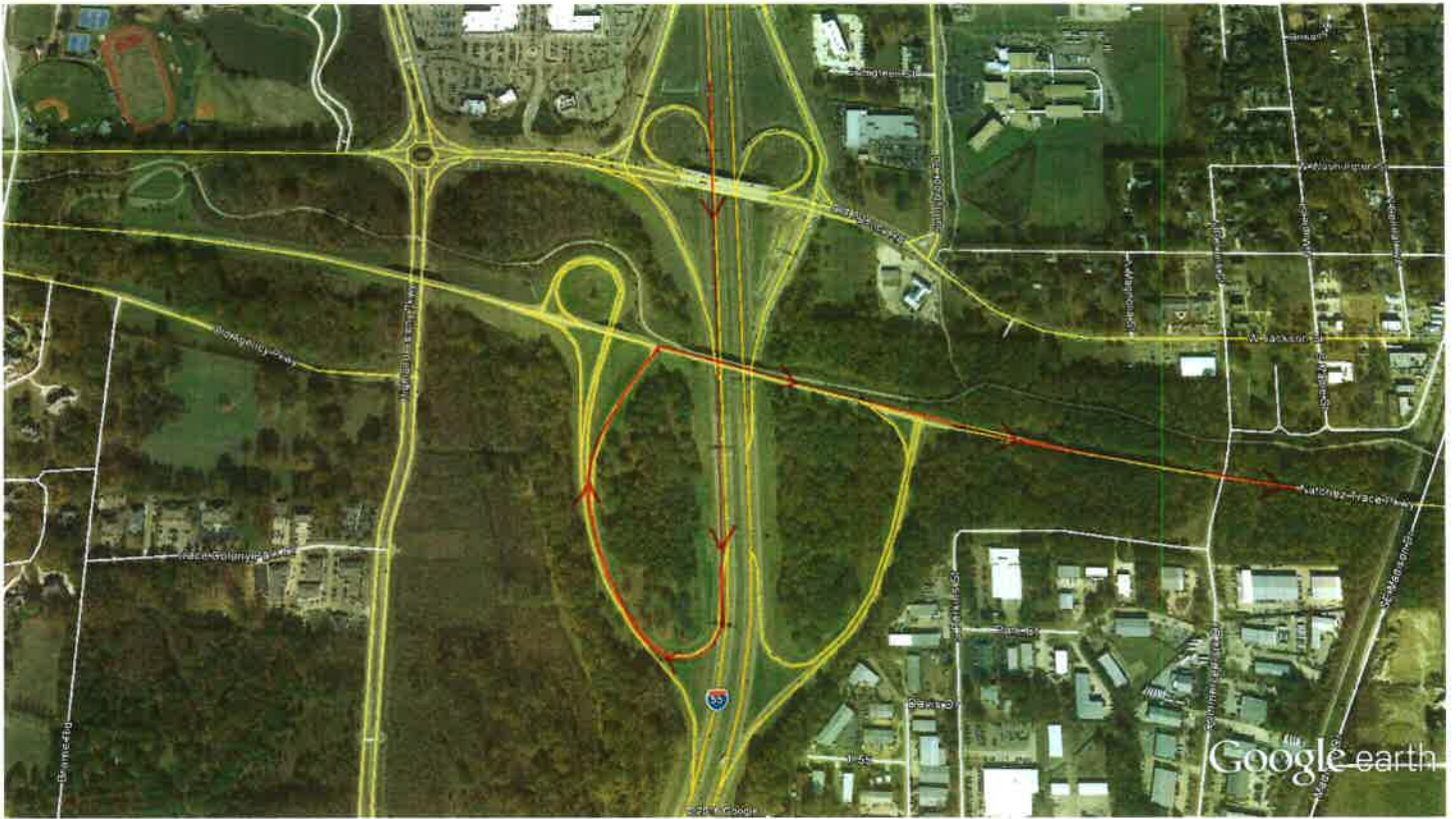
*A copy of the Special Events Ordinance should be attached to this permit when applicant receives it.



Google earth



Going 1



Google earth



Going 2



Google earth



Coming 1



IN REPLY REFER TO:

United States Department of the Interior

NATIONAL PARK SERVICE

Natchez Trace Parkway
2680 Natchez Trace Parkway
Tupelo, Mississippi 38804



A9031 (NATR)

AUG 16 2016

Ms. Kelly Dooley
Pediatric Brain Tumor Foundation
302 Ridgefield Court
Asheville, NC 28806

RE: Permit # SERO-NATR-9500-5990

Dear Ms. Kelly:

Enclosed is the approved Special Use Permit for the Pediatric Brain Tumor Foundation to access the Natchez Trace Parkway on October 23, 2016 for a motorcycle ride. Please read the enclosed authorization, special conditions, and motorcycle group riding conditions.

If you have any questions, please contact Ranger's Activities Assistant Wanda Christian at (662) 680-4014 or email natr_rangers_activities@nps.gov.

Sincerely,

Tony W. Risser
For Mary Risser
Superintendent

Enclosure

SERO-NATR-2501-5990

Revised 06-10
Form 10-114
(Expires 08/31/2016)

UNITED STATES DEPARTMENT OF THE INTERIOR
National Park Service
NATCHEZ TRACE PARKWAY
2680 Natchez Trace Parkway
Tupelo, MS 38804

SPECIAL USE PERMIT-MOTORCYCLE

NAME:	Kelly Dooley
ORGANIZATION:	Pediatric Brain Tumor Foundation
ADDRESS:	302 Ridgefield Ct. Asheville, NC 28806
TELEPHONE NUMBER:	832-570-9578
FAX NUMBER:	828-665-6894
EMAIL:	kdooley@curethekids.org

Park Alpha Code: NATR
Type of Use: Motorcycle Ride
Permit #: SERO-NATR-2501-5990
Expires: October 23, 2016

2. Permittee is hereby authorized to use the following described land or facilities in the above named area:

Ride for Kids motorcycle charity even entering the Natchez Trace Parkway at MP 100 and departing the Parkway at MP 115.
The area must be restored to its original condition at the end of the permit.

3. The permit begins at 1:35-1:40 (am/pm) on 10/23/2016 (Month/Day/Year)
The permit expires at 1:50-2:00 (am/pm) on 10/23/2016 (Month/Day/Year).

4. SUMMARY OF PERMITTED ACTIVITY: (see attached sheets for additional information and conditions)

The Pediatric Brain Tumor Foundation with approximately 150 participants and 100 vehicles will access the trace at milepost 100 and exit at milepost 115 for a charity motorcycle ride.

5. Person on site responsible for adherence to the terms and conditions of the permit (include contact information):
Kelly Dooley, 302 Ridgefield CT., Asheville, NC 28806, 832-570-9578

6. Authorizing legislation or other authority: Section 418, P.L. 105-391 (16USC 5966)

7. NEPA Compliance: CATEGORICALLY EXCLUDED ☒ EA/FONSI ☐ EIS ☐ PHPC # ☐ OTHER ☐
8. APPLICATION FEE: Received ☒ Not Required ☐ Amount \$ \$50.00
9. PERFORMANCE BOND: Required ☐ Not Required ☐ Amount \$
10. LIABILITY INSURANCE: Required ☒ Not Required ☐ Amount \$ \$1,000,000 per occurrence and \$3,000,000 per aggregate
11. COST RECOVERY: Required ☐ Not Required ☐ Amount \$
12. FACILITY USE FEE: Required ☐ Not Required ☒ Amount \$
13. LOCATION FEE: Required ☐ Not Required ☒ Amount \$

Initials: KD

SERO-NATR-2501-5990

ISSUANCE of this permit is subject to the attached conditions. The undersigned hereby accepts this permit subject to the terms, covenants, obligations, and reservations, expressed or implied herein.

14. PERMITTEE

K. Staley NATIONAL MANAGER

8-4-16

Signature

Title

Date

Authorizing NPS Official

T. W. J. For Mary Risher

8/10/2016

Signature

Superintendent

Date

Authorizing NPS Official
(additional if required)

Signature

Title

Date

CONDITIONS OF THIS PERMIT

1. The permittee is prohibited from giving false information; to do so will be considered a breach of conditions and be grounds for revocation: [36 CFR 2.32(a) (3)].
2. The permittee shall exercise this privilege subject to the supervision of the Superintendent or designee, and shall comply with all applicable Federal, State, county and municipal laws, ordinances, regulations, codes, and the terms and conditions of this permit. Failure to do so may result in the immediate suspension of the permitted activity or the termination of the permit.
3. If any provision of this permit shall be found to be invalid or unenforceable, the remainder of this permit shall not be affected and the other provisions of this permit shall be valid and be enforced to the fullest extent permitted by law.
4. The permittee is responsible for making all necessary contacts and arrangements with other Federal, State, and local agencies to secure required inspections, permits, licenses, etc.
5. Failure to comply with any of the terms and conditions of this permit may result in the suspension or revocation of the permit. Permittee will reimburse NPS for cleanup or repair of damages required to be made by NPS staff or contractor in conjunction with a terminated permit.
6. This permit may be revoked at the discretion of the Superintendent upon 24 hours notice, or without notice if damage to resources or facilities occurs or is threatened, notwithstanding any other term or condition of the permit to the contrary.
7. This permit is made upon the express condition that the United States, its agents and employees shall be free from all liabilities and claims for damages and/or suits for or by reason of any injury, injuries, or death to any person or persons or property of any kind whatsoever, whether to the person or property of the Permittee, its agents or employees, or third parties, from any cause or causes whatsoever while in or upon said premises or any part thereof during the term of this permit or occasioned by any occupancy or use of said premises or any activity carried on by the Permittee in connection herewith, and the Permittee hereby covenants and agrees to indemnify, defend, save and hold harmless the United States, its agents, and employees from all liabilities, charges, expenses and costs on account of or by reason of any such injuries, deaths, liabilities, claims, suits or losses however occurring or damages growing out of the same.
8. Permittee agrees to carry general liability insurance against claims occasioned by the action or omissions of the permittee, its agents and employees in carrying out the activities and operations authorized by this permit. The policy shall be in the amount of \$1,000,000 per occurrence and \$3,000,000 per aggregate and underwritten by a United States company naming the United States of America (National Park Service, Natchez Trace Parkway, 2680 Natchez Trace Parkway, Tupelo, MS 38804) as additionally insured. The permittee agrees to provide the Superintendent with a Certificate of Insurance with the proper endorsements prior to the effective date of the permit.
9. Permittee agrees to deposit with the park a bond in the amount of \$_____ from an authorized bonding company or in the form of cash or cash equivalent, to guarantee that all financial obligations to the park will be met, including the restoration and rehabilitation of the permitted area.
10. Costs incurred by the park as a result of accepting and processing the application and managing and monitoring the permitted activity will be reimbursed by the permittee. Administrative costs and estimated costs for activities on site must be paid when the permit is approved. If any additional costs are incurred by the park, the permittee will be billed at the

Initials:

K. Staley

SERO-NATR-2501-5990

conclusion of the permit. Should the estimated costs paid exceed the actual costs incurred, the difference will be returned to the permittee.

11. The person named on the permit as in charge of the permitted activity on-site must have full authority to make any decisions about the activity and must remain on-site at all times. He/she shall be responsible for all individuals, groups, vendors, etc. involved with the permit.
12. The permittee represents and it is a condition of acceptance of this permit that, pursuant to 41 U.S. C. 22, "No Member of Congress shall be admitted to any share or part of any contract or agreement made, entered into, or accepted by or on behalf of the United States, or to any benefit to arise thereupon."
13. Nothing herein contained shall be construed as binding the Service to expend in any one fiscal year any sum in excess of appropriations made by Congress or administratively allocated for the purpose of this permit for the fiscal year, or to involve the Service in any contract or other obligation for the further expenditure of money in excess of such appropriations or allocations.
14. This permit may not be transferred or assigned without the prior written consent of the Superintendent.

APPENDIX

SPECIAL PARK CONDITIONS

15. Permittee and all participants authorized herein must comply with all of the conditions of this permit and with all directions from National Park Rangers.
16. Permit must be carried onsite at all times. If participants in event are divided into smaller groups along the Parkway, then each group must carry a copy of the permit.
17. All laws, rules, and regulations applicable to the area covered by this permit remain in effect.
18. This permit does not grant exclusive use of any Park area or facility. All sidewalks, walkways, roadways, and access to and from the Natchez Trace Parkway must remain unobstructed to allow for the reasonable use of and access to these areas by pedestrians, vehicles, and other Park visitors.
19. The National Park Service reserves the right to immediately revoke this permit at any time should it reasonably appear that the public gathering presents a clear and present danger to the public safety, good order or health, or if any condition of this permit is violated.
20. In consideration for obtaining the privileges granted herein, the permittee agrees to indemnify and save harmless the United States from any loss to it, including not only damage to Government property and injury to Government employees, but also judgments, or compromises for property damage or injury to all persons for which the United States may be liable, resulting from the exercise by the permittee and its employees of the privileges granted herein.
21. The permittee shall pay the United States for any damage resulting from this use that would not reasonably be inherent in the use which the permittee is authorized to make of the land described in this permit.
22. No fees may be collected, donations solicited, nor commercial activity conducted. Also, no articles, including those expressing views through printed matter, such as newspapers, pamphlets, posters, buttons, or bumper stickers, may be offered for sale.
23. No banners will be used that display commercial advertisements.
24. The permittee must comply with all directives given by area rangers. Area rangers will have full authority to deny any activity deemed incompatible, and their on-site decisions will take precedence over any other agreements, both written and oral.
25. Natchez Trace Parkway Law Enforcement Rangers will have primary Law Enforcement authority for the event and all activities that take place on the Natchez Trace Parkway.

Initials: KD

SERO-NATR-2501-5990

26. In the event of any emergency while on the Natchez Trace Parkway, participants should contact Communication Center at 1-800-300-PARK (7275) or 911. If not an emergency, then call (662)680-4002.
27. For coordinating purposes and to review final event plans, the permittee is required to contact the district ranger listed below a minimum of 7 days prior to the event:
- Northern District Ranger, Milepost 444-309, (931)626-1033
Central District Ranger, Milepost 309-153, (662)401-6287
Southern District Ranger, Milepost 153-0, (601)953-4450
28. Any changes in location or schedules must be approved by the Rangers Activities Office, (662)680-4014, and prior to implementation.
29. If event requires stopping traffic, the permittee will contact the area's District Ranger.
30. Adequate Event Marshals will be provided by the permittee to assist with traffic safety pursuant to "Condition 29" and provide a safe environment for the event. Event marshals shall wear high visibility safety vests or clothing that covers the full upper torso when assisting with traffic control.
31. Participants must observe all speed limits and traffic regulations.
32. Vehicles parked on the shoulder must do so with all wheels clear of the pavement.
33. Participants are required to yield at all times to any emergency response vehicle and move off the roadway until it has passed their location.
34. Safety cones or traffic reflective markers shall be placed on the road shoulder, adjacent to the corners of the vehicle closest to the pavement edge. Another shall be placed 100 feet from the rear of the vehicle to alert oncoming traffic of the vehicle's location and presence.
35. All vehicles associated with the permittee must be parked in designated or appropriate spaces to leave the flow of traffic unimpaired.
36. The area must be left in substantially the same condition as it was prior to the activities authorized herein, and all litter shall be placed in the provided trash containers. Refreshment centers or medical facilities should be set up at provided rest rooms or prime parking areas. No litter will be left along any of the route followed or at the pull-off areas.
37. Permittee will clear event area of all equipment, props, and trash, and return the site to original condition immediately following the activity. All debris and trash must be properly disposed of in bags and removed daily. Cleanup will be to NPS satisfaction with final inspection made by permittee designated coordinator of event.
38. Permittee is responsible for any cleanup costs required as a result of spill or accidents resulting from permitted activities. Cleanup will be conducted in accordance with all applicable federal and state environmental quality laws regarding cleanup and disposal of hazardous/industrial waste.
39. No marking will be painted on the road surface or shoulders. Temporary small stakes with flagging, if desired, may be used to mark start and finish lines or perimeters, but must immediately be removed following the event.
40. No markers of any kind will be left to commemorate the event.
41. Permittee is prohibited from hanging or attaching banners or signs to trees, monuments, or cultural features.

Initials: KS

SERO-NATR-2501-5990

42. Natural features may not be disturbed or altered. This includes the cutting or removal of vegetation.
43. Wildlife will not be harmed, disturbed, or fed. Harassment of wildlife is prohibited by law. Filming wildlife is permitted as long as there is NO disturbance, feeding, teasing, or manipulation of resident or free-roaming animals. Wildlife captured elsewhere may NOT be used in any in-park filing whether trained or not.
44. The possession and use of fireworks is prohibited.
45. The release of helium balloons into the atmosphere is prohibited.
46. Permittee must strive to keep noise low in consideration of Park neighbors and campers in the area.
47. Permittee will comply with applicable public health and sanitation standards and codes.
48. Permittee is required to notify the dispatch center at (662)680-4002, at a minimum of four (4) days prior to accessing the Parkway for coordinating purposes. When making the notification, the permittee must provide day, date, and time of proposed access.
49. Permittee is required to notify the Ranger Activities Office at (662)680-4014 if work is completed prior to the expiration for the permit.
50. If ranger monitoring and maintenance coverage is required, a bill will be submitted following the event for \$45 per hour per ranger and \$27 per hour per maintenance employee.
51. For visitor safety and due to traffic congestions, participants are prohibited from the following areas during the times listed: (applies to weekdays only):

<u>Ridgeland Area:</u>	Milepost 101.2-103	7:00-9:00AM	4:00-6:00PM
<u>Tupelo Area:</u>	Milepost 258-268	7:00-8:30AM	3:30-5:00PM

NATCHEZ TRACE PARKWAY MOTORCYCLE GROUP RIDING CONDITIONS

52. Riders will travel in maximum groups of five motorcycles leaving in 2 minute increments.
53. Motorcycle groups will ride in a staggered line.
54. Motorcycle groups will maintain a minimal distance of five motorcycles between each group.
55. Motorcycle groups will stop in areas large enough to accommodate groups without extending into roadway.
56. Motorcycle groups will not inhibit the flow of regular vehicle traffic or occupy all vehicle parking spaces at any particular area.

Initials: 

**PEDIATRIC BRAIN TUMOR FOUNDATION
OF THE UNITED STATES**

PH. (828) 665-6891 FAX (828) 665-6894
302 RIDGEFIELD COURT
ASHEVILLE, NC 28806

BANK OF AMERICA
NORTH CAROLINA
66-798/531

32358

CHECK DATE

CHECK NO.

9/13/2016

32358

CHECK AMOUNT

PAY

One thousand and 00/100 Dollars

\$** 1,000.00

TO THE
ORDER
OF

City of Ridgeland
ATTN: Sgt. Eddy Addison
c/o City of Ridgeland Police Dept
PO Box 875
Ridgeland, MS 39158-0875


AUTHORIZED SIGNATURE MP

⑈032358⑈ ⑆053107989⑆ 000430249623⑈

**PEDIATRIC BRAIN TUMOR FOUNDATION
OF THE UNITED STATES**

PH. (828) 665-6891 FAX (828) 665-6894
302 RIDGEFIELD COURT
ASHEVILLE, NC 28806

BANK OF AMERICA
NORTH CAROLINA
66-798/531

32357

CHECK DATE

CHECK NO.

9/13/2016

32357

CHECK AMOUNT

PAY

One hundred and 00/100 Dollars

\$** 100.00

TO THE
ORDER
OF

City of Ridgeland
ATTN: Sgt. Eddy Addison
c/o City of Ridgeland Police Dept
PO Box 875
Ridgeland, MS 39158-0875


AUTHORIZED SIGNATURE MP

⑈032357⑈ ⑆053107989⑆ 000430249623⑈



police department

October 10, 2016

TO: Mayor & Board of Aldermen

FROM: John R. Neal, Chief of Police 

SUBJECT: Special Event – Southern AgCredit (Tailgate Party)

I have attached a request for a Special Event Permit from Kim Webb with Southern AgCredit. This event is a Tailgate Party scheduled Friday, November 4, 2016 from 6:00 p.m. to 12:00 a.m. at Southern AgCredit, 402 West Parkway Place. Participants will watch the MS State Bulldogs play the Texas A&M Aggies in Starkville. There will be a one man acoustic band playing in the front parking lot for entertainment away from neighborhoods and should not disturb anyone.

Ms. Webb is expecting a crowd of approximately 100 and arrangements have been made for portable restrooms on-site to accommodate participants. Southern AgCredit staff will be responsible for setting up and cleaning up upon conclusion.

This event will not generate overtime for the police department and checks in the amounts of \$100.00 and \$1,000.00 representing requisite filing fee and bond money are attached. Also included is a request for Permit to Play On-Premises Music.

Your consideration and approval will be greatly appreciated.

CC: Lt. Brian Myers

Attachments (1)

115 west school street • ridgeland, ms 39157
ph: 601.856.2121 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John R. Neal - chief of police
board of aldermen: D.L. Smith, cmo - at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo, mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6

**City of Ridgeland Application for
SPECIAL EVENTS PERMIT
(Please Allow 3 Weeks for Approval)**

Name & Address Of Individual/Business: Southern AgCredit

Type of Event: (Details) Pre game party - MSU vs. T.A.M.U.

Location of Event: 402 W. Parkway Place
Ridgeland, MS 39157

Date(s) of Event: November 4th to _____

Hours of Event: 6:00 pm to 12:00 a.m.

Estimated Crowd Size: 50-100

What arrangements will be made for adequate restroom facilities: porta johns

What arrangements will be made for clean-up at completion of event: employees will clean up

Contact Person: Kim Webb Phone: 601-499-2850

Signature of Contact Person: Kim Webb Date: 9/14/16

You must do the following before your application will be considered:

- 1). You must present to the Chief of Police or his designee your plan for parking and traffic control. You must state in this plan whether or not police or private security personnel will be needed to direct and handle traffic and parking.
- 2). If the event is to have outdoor music, a written statement will be required from the applicant stating that the applicant will comply with the noise ordinance of the City of Ridgeland, MS.
- 3). If there is a need for Police Department and/or Public Works Department personnel to work in controlling the special event, the applicant will agree in writing to pay this cost.
- 4). The applicant must post a bond in the minimum amount of One Thousand Dollars (\$1,000.00). Please submit a separate check in that amount made payable to the City of Ridgeland with your special event application. This is to insure that the event area is immediately cleaned up after its conclusion and any City employee who works overtime as a result of the special event will be compensated from the bond proceeds.
- 5). Submit the above application and information to the Patrol Division Commander with a non-refundable filing fee of One Hundred Dollars (\$100.00), together with the above referenced bond. Upon receipt, the Patrol Division Commander and/or his designee will review and make a

recommendation to the Chief who will review the application and present same to the Board of Aldermen for subsequent approval. Please allow a minimum of three weeks to complete this process.

- 6). If the event will involve a race and/or walk, please submit a map reflecting the proposed route, together with a description of the route. If any portion of the route will include portions of the Natchez Trace, you must first obtain approval from the Natchez Trace Chief (Phone No. 662-680-4014; Ridgeland Office: 601-856-7321) and documentation reflecting this approval must be submitted with the application.
- 7). If the event is to be held at Old Trace Park, you must first seek approval from PRVWSD Parks & Recreation (601-856-6319) and obtain a facility use application which must be submitted with your application.

☒ Approved Chief of Police or Designee

☐ Denied Date: 11 Oct 2016

*A copy of the Special Events Ordinance should be attached to this permit when applicant receives it.

Ridgeland Police Department
Application for
PERMIT to PLAY ON PREMISES MUSIC

Date of Application: 9/14/16

Permit Applicant: Southern AgCredit - Kim Webb

Applicant Address: 402 W. Parkway Place Ridgeland Phone #: 601-499-2850

Name of Individual Responsible for On-Premises Activity: Joe Hayman
(This person must be present at all times)

Name of Business: Southern AgCredit

Business Address: 402 W. Parkway Place Ridgeland, MS 39157

Business Telephone: 601-499-2850

Date(s) of Activity: November 4th to _____

Hours of Operation: 9:00 pm to 11:00 pm ^{12:00 ~~am~~} _{11:00 am}

Maximum Noise Level, in decibels, to be emitted at the nearest boundary of the premises: _____

Description of premises where activity is scheduled: office parking lot

Provide any facts that would show the activity for which the permit is requested would not disturb the peace of any family or person within the area into which sound shall carry: Will be a small
1 man band - (Jason Miller)

In the event a permit is denied, the applicant may appeal the decision to the Mayor and Board of Aldermen. Any such appeal shall be taken not more than ten (10) days from the denial of a permit by giving written notice of the appeal to the Ridgeland City Clerk.

The Chief of Police shall have the authority to revoke any permit issued.

Kim Webb
Applicants Signature

9/14/16
Date

- ☒ APPROVED
☐ DENIED

Chief of Police or Designee [Signature]
Date 11 Oct 2016



Google earth

feet
meters

300
90



* - musician

- east side of building away from neighborhood



Google Earth

feet
meters

1000

400





023042

SOUTHERN AGCREDIT, FLCA
402 W. PARKWAY PLACE
RIDGELAND, MS 39157

JPMORGAN CHASE BANK, N.A.

ACCOUNTS PAYABLE

56-1544/4

Date: 9/20/2016

\$100.00

Pay: One Hundred Dollars and No Cents

TO THE ORDER OF

CITY OF RIDGELAND
P. O. BOX 217
RIDGELAND MS 39158-0217

BY

TWO SIGNATURES REQUIRED IF OVER \$25,000.00

BY

⑈023042⑈ ⑆044115443⑆

790383731⑈



023041

SOUTHERN AGCREDIT, FLCA
402 W. PARKWAY PLACE
RIDGELAND, MS 39157

JPMORGAN CHASE BANK, N.A.

ACCOUNTS PAYABLE

56-1544/4

Date: 9/20/2016

\$1,000.00

Pay: One Thousand, Dollars and No Cents

TO THE ORDER OF

CITY OF RIDGELAND
P. O. BOX 217
RIDGELAND MS 39158-0217

BY

TWO SIGNATURES REQUIRED IF OVER \$25,000.00

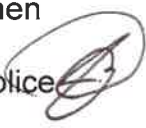
BY

⑈023041⑈ ⑆044115443⑆

790383731⑈



October 10, 2016

TO: Mayor & Board of Aldermen
FROM: John R. Neal, Chief of Police 
SUBJECT: Sole Source Vendor – PowerDMS

I am requesting PowerDMS be designated as the sole source for PowerDMS software for electronic maintenance and administration of accreditation standards, policies, certifications and other document-based elements as well as mandatory in-house training and testing as required by law. PowerDMS owns the development code for this software making them the sole distributor of the PowerDMS line.

Your consideration and approval is greatly appreciated.

CC: Anna Robbins

115 west school street • ridgeland, ms 39157
ph: 601.856.2121 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John R. Neal - chief of police
board of aldermen: D.I. Smith, cmo - at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo, mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6

PowerDMS – Product Description/Sole Source Letter

PowerDMS (consisting of Policy, Standards, Test, Survey, and Training) provides an all-inclusive solution for the electronic maintenance and administration of policies, certification, and other document-based elements. Administrators can distribute policies, train personnel, and manage the holistic accreditation process, as well as testing and surveying.

PowerDMS Policy incorporates electronic documents that can easily be uploaded and distributed through Policy in the following file formats: PDF, Word, PowerPoint, and HTML. When an employee logs in, they have instant access to policies from a web browser. Once they review and understand a new or revised policy; upon completion, they are prompted for their user name and password to create their electronic “signature”, which is then stored in the database. Additionally, documents can be authored easily and sent through an intelligent workflow process to involve necessary personnel in the approval process.

PowerDMS Training allows training coordinators to create and track certifications and licensure of its employees. Through customizable courses, online training can also be used to eliminate in-class instruction, allowing for efficient and effective training management. The ability to embed policies, customized tests, surveys, and all variations of media make this tool versatile and robust.

PowerDMS Standards provides an intelligent approach to the accreditation-management process. Standards manuals can be imported, created, or subscribed to, and furthermore maintained and distributed virtually. Corresponding standards-assessment tasks can be assigned to participants, allowing teams to work together and split the standards-compliance workload to keep progress on track. File cabinets can be eliminated once and for all with electronic file building and integration with PowerDMS Policy, by seamlessly highlighting relevant sections of a document, and receiving alerts on updated Policy documents used as proofs of compliance. Additional innovative features include version tracking and remote review capabilities to help further simplify the accreditation process. PowerDMS is the only ACA approved vendor allowed to publish the standards electronically.

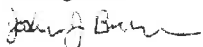
This product is unique due to its seamless integration, in application, as well as with the unique processes of accreditation. PowerDMS is the only authorized provider of electronic standards for the following organizations:

- CALEA (Commission on Accreditation for Law Enforcement Agencies)- all programs
- ACA (American Correctional Association)- all programs
- NYSSA (New York Sheriff Association) – all programs
- AAAHC (The Accreditation Association for Ambulatory Health Care)- all programs
- CPSE (Center for Public Safety Excellence)- all programs
- NCCHC (National Commission on Correctional Healthcare Care) Jail and Prison programs
- FCAC (Florida Commission on Accreditation)- all programs

PowerDMS also has relationships with other accrediting and compliance agencies that allow for publication of their standards. PowerDMS integrates to provide proprietary linking between industry standards manuals and the documentation residing in the organization’s PowerDMS System. Furthermore, in-application connectivity exists between the parent modules of Policy, Training, and Standards unlike that of any other competitive solution offering. PowerDMS supports over fifty different accreditation or regulatory standards.

Our products are a need-based line of software developed by PowerDMS, Inc. specifically to meet the challenges of policy management, training, and the challenges of obtaining and maintaining accreditation standards in a variety of industries. PowerDMS is the only integrated product of its kind on the market today. We own the development code for these products and we are the sole distributor of the PowerDMS line.

Best regards,



Joshua J. Brown
President and Chief Executive Officer
January 1, 2015

WHEREAS, Surface Transportation Block Grant (STBG) Program funds have been made available for transportation improvements within the Jackson Urbanized Area; and

WHEREAS, City of Ridgeland *Name of local entity (municipality or county)* has selected a project to submit to the Jackson Metropolitan Planning Organization (MPO) for consideration for funding; and

WHEREAS, the selected project includes Highway 51 and School Street *Brief project description*
Intersection Improvements

WHEREAS, City of Ridgeland *Name of local entity (municipality or county)* hereby requests Federal STBG funding from the Jackson MPO in the amount of \$698,352 *\$ Amount of requested STBG funding*; and

WHEREAS, City of Ridgeland *Name of local entity (municipality or county)* agrees to provide local matching funds for the project in the amount of \$465,568 *\$ Amount of local match*. The local entity agrees to provide said matching funds in a timely manner.

NOW, THEREFORE, BE IT RESOLVED: City of Ridgeland *Name of local entity (municipality or county)* acknowledges if said project is selected for funding through the MPO selection process said project is subject to all applicable Federal and State laws and regulations regarding STBG funding, as well as subject to the rules and procedures established by the Jackson MPO regarding approved STBG projects.

Print Name (Chief Elected Official or Board President)

Signature (Chief Elected Official or Board President)

ATTEST:

Signature (City Clerk/Board Attorney/or County Administrator)

Date

Traffic Operational Improvements Project Application

Jackson MPO Surface Transportation Block Grant Program

The following information must be completed for all **Traffic Operational Improvements** proposed Jackson MPO STBG projects. MPO staff will use the information contained in the project application to assign points to proposed projects based on the Project Submittal Guidelines. The establishment of project eligibility and each project score will then be used by the Intermodal Technical Committee and the Metropolitan Planning Policy Committee to program projects to be funded with Jackson MPO STBG funds. A separate application must be submitted for each type of project. For example, do not combine traffic signal improvements for multiple streets in one application.

Applicant Information

1. Project Sponsor City of Ridgeland
2. Sponsor Contact John M. McCollum
3. Telephone 601-853-2027 4. Email Mike.McCollum@Ridgelandms.org
5. Mailing Address P.O. Box 217, Ridgeland MS 39157
6. Additional Sponsors None
7. Co-Sponsor Contact Name(s) None

Project Description

8. Project Title Hwy 51 / School Street Intersection Improvements
9. Project Type Traffic Operational Improvements
10. County Madison 11. Municipality City of Ridgeland
12. Small Municipality No
13. Small Municipality population according to the latest U.S. Census N/A

14. Project Location Hwy 51 @ School Street

15. Functional Class Principal Arterial

16. Is the project located on the National Highway System (NHS)? Yes

17. Detailed Project Description

Capacity Improvements at the intersection of Hwy 51 and School Street, including a south bound turn lane, and an east bound right turn lane, both with additional storage capacity. In addition School Street is being re-aligned as a 90 degree intersection and widened 850 feet +- back to CNICRR as a non-participating portion of the project.

Project Costs

18. Total Project Costs

<u>Description</u>	<u>Federal Funds</u>	<u>Local Funds</u>
Environmental	\$	\$
Design	\$	\$ 179,840
Right-of-Way Acquisition	\$	\$ 15,000
<u>Eligible for STBG funding</u>		
Construction	\$ 509,352	\$ 339,568
Construction Engineering	\$ 189,000	\$ 126,000
Other, please specify		
Non-participating Roadway	\$	\$ 2,315,012
	\$	\$
	\$	\$
	\$	\$
	\$	\$
TOTAL Estimated Cost	\$698,352	\$2,950,420

STP Funds Requested*Construction Costs Only*

	<u>Amount</u>	<u>%</u>
19. Federal STBG Funds Requested	<u>\$ 698,352</u>	<u>60</u>
20. Local Match Provided <i>if applicable</i>	<u>\$ 465,568</u>	<u>40</u>
21. TOTAL STBG Portion of Project	<u>\$ 1,163,920</u>	<u>100%</u>

22. Source of Local Match

City General Funds

23. Date Available October 1 2016**Project Schedule**

24. Milestone Dates

<i>Completion of Preliminary Design</i>	<u>July 2017</u>
<i>Completion of Environmental Clearances</i>	<u>May 2017</u>
<i>Completion of Final Design</i>	<u>November 2017</u>
<i>Initiation of Right-of-Way Plan Review</i>	<u>July 2017</u>
<i>Completion of Right-of-Way Plan Review</i>	<u>August 2017</u>
<i>Initiation of Utilities Relocation</i>	<u>February 2016</u>
<i>Completion of Utilities Relocation</i>	<u>August 2017</u>
<i>Completion of Plans, Specifications and Estimates and/or Authorization for Advertisement</i>	<u>November 2017</u>
<i>Anticipated Construction Advertisement Date or Purchase Date</i>	<u>January 2018</u>

Traffic Signal Warrants

25. Traffic Signal Warrants

Warrants met; Warrant 1 8 Hour, Warrant 6 Coordinated Signal System, Warrant 8 Network

Project Readiness

26. Project Design

Yes or No

26 a. Has preliminary design work been created for the proposed project?

Yes

26 b. *If Yes*, please provide a brief description of the work performed to-date.

Project has been designed as a city funded project.

27. Environmental

Yes or No

27 a. Does the proposed project meet a categorical exclusion?

Yes

27 b. *If No*, has the environmental process begun?

N/A

27 c. *If the environmental process has begun*, please provide a brief explanation of the steps completed to-date.

Yes or No

27 d. Has the project received Federal approval for environmental?

No

28. Right-of-Way Acquisition*Yes or No*

28 a. Does the proposed project require right-of-way acquisition?

Yes

28 b. If Yes, how many parcels are involved?

Two

28 c. *If Yes*, has right-of-way acquisition begun?

Yes

28 d. What percentage of right-of-way acquisition has been completed?

50%

28 e. *If right-of-way acquisition has begun*, please provide a brief explanation of the steps completed to date and whether or not it has been approved by MDOT.

R.O.W. for gas line relocation the City is working with the MDOT to convey r.o.w. to the MDOT for the area where the gas line will be relocated.

29. Utility Relocation*Yes or No*

29 a. Does the proposed project require utility relocation?

Yes

29 b. *What utilities will have to be relocated?*

Gas, Entergy, Comcast, AT&T, CSpire

29 c. *If Yes*, has utility relocation begun?

Yes

29 d. What percentage of utility relocation has been completed?

0%

29 e. *If utility relocation has begun*, please provide a brief explanation of the steps completed to date and whether or not it has been approved by MDOT.

Negotiating with MDOT for the gas line relocation.

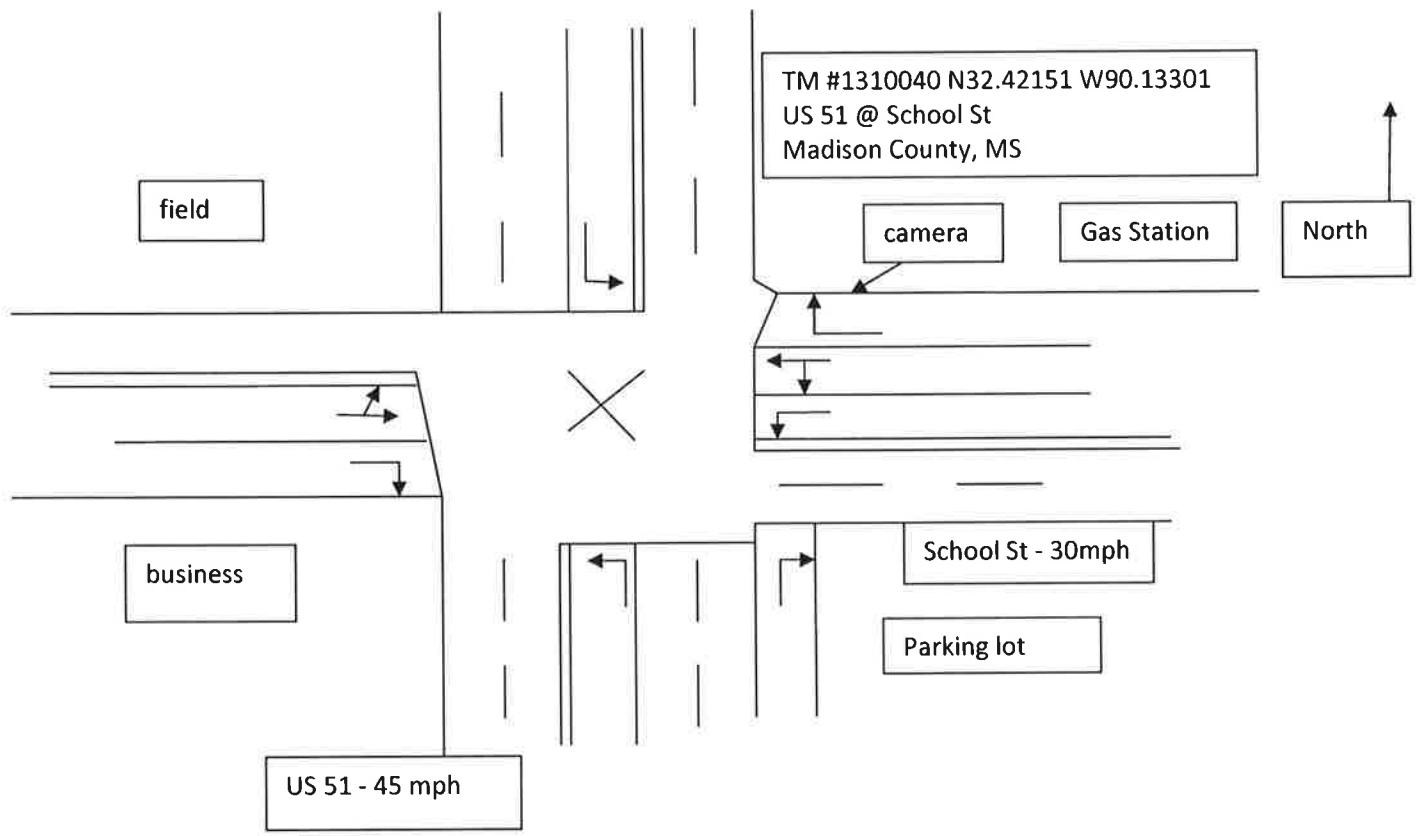
30. Describe any potential delays that have been identified that would interfere with the schedule for this project or the readiness of the project to proceed to construction.

Gas line relocation.

TRAFFIC SIGNAL WARRANT ANALYSIS

Start Time	US 51 Southbound			US 51 Northbound			Total Vehicles (Southbound & Northbound)			School St Westbound			School St Eastbound			Total Vehicles (Per Hour)		Hours Met
	Left	Thru	Right	Left	Thru	Right	Total Vehicles (Per Hour)	Total Vehicles (Southbound & Northbound)		Left	Thru	Right	Left	Thru	Right	Total Vehicles (Per Hour)	Total Vehicles (Per Hour)	
7:00	107	1276	56	94	400	20	514	1953		146	72	179	23	36	73	397	132	X
8:00	88	823	73	115	429	21	565	1549		88	65	80	26	24	81	233	131	X
9:00	86	622	49	82	480	30	592	1349		44	31	78	32	25	106	153	163	
10:00	107	623	30	84	532	27	643	1403		44	33	84	31	45	102	161	178	
11:00	154	683	31	105	708	45	858	1726		63	61	166	38	66	161	290	265	X
12:00	172	800	47	115	813	47	975	1994		83	72	155	69	71	182	310	322	X
13:00	143	734	35	99	760	67	926	1838		79	57	142	36	53	91	278	180	X
14:00	122	711	44	77	744	58	879	1756		73	45	147	31	66	131	265	228	X
15:00	162	732	53	72	798	72	942	1889		84	34	172	55	78	119	290	252	X
16:00	217	679	49	84	965	84	1133	2078		67	41	194	89	77	154	302	320	X
17:00	236	659	563	47	1102	107	1256	2714		74	39	219	138	119	176	332	433	X
18:00	159	457	49	30	625	74	729	1394		39	18	164	33	39	62	221	134	X
Grand Total	1753	8799	1079	1004	8356	652				884	568	1780	601	699	1438			10 total

WARRANT #1 MET



Southern Traffic Services, Inc.

2911 Westfield Rd.
Gulf Breeze, FL 32563
1-800-786-3374

Traffic is our only business!

Intersection: US 51 @ School St
County/City: Madison
Counted By: STARS/Leslie

File Name : 1310040 US 51 @ School St
Site Code : 1310040
Start Date : 3/26/2013
Page No : 1

Groups Printed- Automobiles - Trucks - Buses																	
US 51 Southbound					School St Westbound				US 51 Northbound				School St Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
07:00	107	1276	56	0	146	72	179	0	94	400	20	0	23	36	73	0	2482
08:00	88	823	73	0	88	65	80	0	115	429	21	0	26	24	81	0	1913
09:00	86	622	49	0	44	31	78	0	82	480	30	0	32	25	106	0	1665
10:00	107	623	30	0	44	33	84	1	84	532	27	0	31	45	102	1	1744
11:00	154	683	31	0	63	61	166	0	105	708	45	0	38	66	161	0	2281
12:00	172	800	47	0	83	72	155	1	115	813	47	0	69	71	182	0	2627
13:00	143	734	35	0	79	57	142	3	99	760	67	0	36	53	91	0	2299
14:00	122	711	44	0	73	45	147	0	77	744	58	0	31	66	131	0	2249
15:00	162	732	52	0	84	34	172	0	72	798	72	0	55	78	119	0	2430
16:00	217	679	44	0	67	41	194	0	84	965	84	0	89	77	154	0	2695
17:00	236	659	53	0	74	39	219	0	47	1102	107	0	138	119	176	0	2969
18:00	159	457	49	0	39	18	164	0	30	625	74	0	33	39	62	0	1749
Grand Total	1753	8799	563	0	884	568	1780	5	1004	8356	652	0	601	699	1438	1	27103
Apprch %	15.8	79.2	5.1	0	27.3	17.5	55	0.2	10	83.5	6.5	0	21.9	25.5	52.5	0	
Total %	6.5	32.5	2.1	0	3.3	2.1	6.6	0	3.7	30.8	2.4	0	2.2	2.6	5.3	0	
Automobiles	1728	8661	559	0	874	551	1742	5	959	8204	645	0	588	680	1396	1	26593
% Automobiles	98.6	98.4	99.3	0	98.9	97	97.9	100	95.5	98.2	98.9	0	97.8	97.3	97.1	100	98.1
Trucks	13	137	4	0	10	15	25	0	42	145	7	0	13	16	36	0	463
% Trucks	0.7	1.6	0.7	0	1.1	2.6	1.4	0	4.2	1.7	1.1	0	2.2	2.3	2.5	0	1.7
Buses	12	1	0	0	0	2	13	0	3	7	0	0	0	3	6	0	47
% Buses	0.7	0	0	0	0	0.4	0.7	0	0.3	0.1	0	0	0	0.4	0.4	0	0.2

Southern Traffic Services, Inc.

2911 Westfield Rd.
Gulf Breeze, FL 32563
1-800-786-3374

Traffic is our only business!

Intersection: US 51 @ School St
County/City: Madison
Counted By: STARS/Leslie

File Name : 1310040 US 51 @ School St
Site Code : 1310040
Start Date : 3/26/2013
Page No : 1

Groups Printed- Automobiles - Trucks - Buses																	
Start Time	US 51 Southbound				School St Westbound				US 51 Northbound				School St Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:00	20	202	6	0	21	11	36	0	15	85	4	0	8	5	14	0	427
07:15	24	332	13	0	39	14	42	0	9	96	6	0	7	7	13	0	602
07:30	37	365	13	0	49	18	53	0	30	102	5	0	4	12	26	0	714
07:45	26	377	24	0	37	29	48	0	40	117	5	0	4	12	20	0	739
Total	107	1276	56	0	146	72	179	0	94	400	20	0	23	36	73	0	2482
08:00	20	257	27	0	28	20	30	0	35	99	6	0	3	2	23	0	550
08:15	26	213	24	0	25	12	23	0	27	111	3	0	7	12	22	0	505
08:30	22	179	12	0	16	18	13	0	27	108	3	0	9	3	15	0	425
08:45	20	174	10	0	19	15	14	0	26	111	9	0	7	7	21	0	433
Total	88	823	73	0	88	65	80	0	115	429	21	0	26	24	81	0	1913
09:00	18	134	12	0	12	6	16	0	21	101	11	0	6	8	24	0	369
09:15	18	156	12	0	6	2	22	0	17	128	3	0	10	6	26	0	406
09:30	23	161	13	0	19	13	20	0	21	121	3	0	9	5	31	0	439
09:45	27	171	12	0	7	10	20	0	23	130	13	0	7	6	25	0	451
Total	86	622	49	0	44	31	78	0	82	480	30	0	32	25	106	0	1665
10:00	21	137	8	0	18	8	24	0	19	117	4	0	3	8	26	0	393
10:15	22	154	10	0	9	7	21	0	24	129	6	0	8	9	21	0	420
10:30	26	171	4	0	12	12	19	1	18	144	9	0	8	14	24	0	462
10:45	38	161	8	0	5	6	20	0	23	142	8	0	12	14	31	1	469
Total	107	623	30	0	44	33	84	1	84	532	27	0	31	45	102	1	1744
11:00	40	150	8	0	8	14	38	0	29	164	13	0	12	6	53	0	535
11:15	33	169	6	0	19	10	40	0	34	148	11	0	9	20	42	0	541
11:30	39	183	6	0	22	16	37	0	20	194	9	0	10	24	30	0	590
11:45	42	181	11	0	14	21	51	0	22	202	12	0	7	16	36	0	615
Total	154	683	31	0	63	61	166	0	105	708	45	0	38	66	161	0	2281
12:00	60	226	11	0	18	26	41	0	37	198	15	0	21	17	62	0	732
12:15	44	207	7	0	29	15	27	1	33	204	10	0	18	15	44	0	654
12:30	32	196	11	0	17	19	40	0	20	198	13	0	20	21	40	0	627
12:45	36	171	18	0	19	12	47	0	25	213	9	0	10	18	36	0	614
Total	172	800	47	0	83	72	155	1	115	813	47	0	69	71	182	0	2627
13:00	43	182	7	0	25	15	40	1	23	187	13	0	12	13	27	0	588
13:15	31	182	12	0	13	19	41	0	37	202	16	0	10	15	20	0	598
13:30	38	199	8	0	16	14	30	0	27	195	14	0	8	10	17	0	576
13:45	31	171	8	0	25	9	31	2	12	176	24	0	6	15	27	0	537
Total	143	734	35	0	79	57	142	3	99	760	67	0	36	53	91	0	2299
14:00	36	168	11	0	13	14	36	0	17	176	22	0	8	25	32	0	558
14:15	29	201	7	0	20	15	40	0	17	186	15	0	9	19	35	0	593
14:30	27	165	15	0	20	12	36	0	24	170	13	0	6	13	32	0	533
14:45	30	177	11	0	20	4	35	0	19	212	8	0	8	9	32	0	565
Total	122	711	44	0	73	45	147	0	77	744	58	0	31	66	131	0	2249
15:00	39	150	15	0	26	11	51	0	18	191	11	0	12	15	22	0	561
15:15	37	204	17	0	16	9	41	0	14	194	17	0	13	16	33	0	611
15:30	43	194	12	0	24	6	35	0	18	194	16	0	14	19	32	0	607
15:45	43	184	8	0	18	8	45	0	22	219	28	0	16	28	32	0	651
Total	162	732	52	0	84	34	172	0	72	798	72	0	55	78	119	0	2430
16:00	61	188	10	0	15	15	49	0	21	241	21	0	21	18	36	0	696
16:15	51	191	14	0	18	6	58	0	26	252	21	0	15	17	40	0	709
16:30	58	146	10	0	20	9	44	0	17	240	26	0	24	22	37	0	653
16:45	47	154	10	0	14	11	43	0	20	232	16	0	29	20	41	0	637
Total	217	679	44	0	67	41	194	0	84	965	84	0	89	77	154	0	2695
17:00	64	180	12	0	18	14	56	0	9	280	39	0	47	38	80	0	837

Southern Traffic Services, Inc.

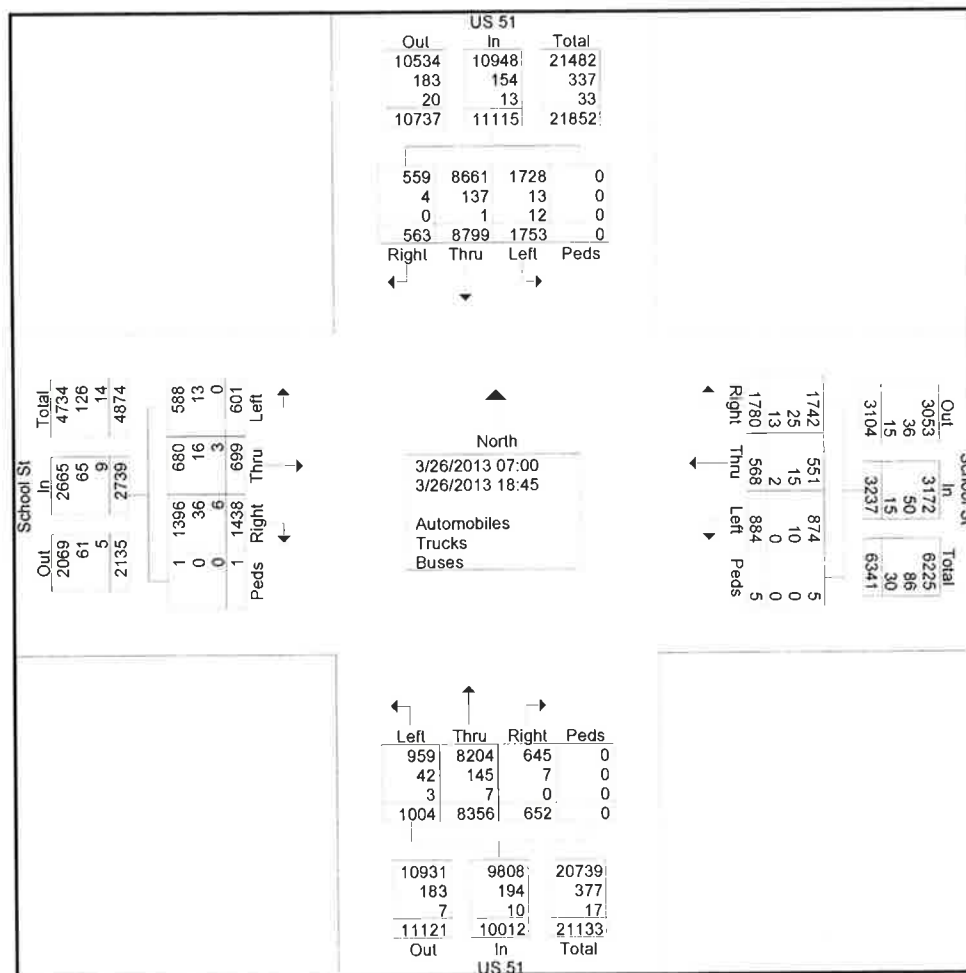
2911 Westfield Rd.
Gulf Breeze, FL 32563
1-800-786-3374

Traffic is our only business!

Intersection: US 51 @ School St
County/City: Madison
Counted By: STARS/Leslie

File Name : 1310040 US 51 @ School St
Site Code : 1310040
Start Date : 3/26/2013
Page No : 2

Groups Printed- Automobiles - Trucks - Buses																
	US 51 Southbound				School St Westbound				US 51 Northbound				School St Eastbound			
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds
17:15	66	167	9	0	15	9	58	0	19	309	21	0	40	32	45	0
17:30	61	170	15	0	25	9	50	0	9	253	23	0	34	32	33	0
17:45	45	142	17	0	16	7	55	0	10	260	24	0	17	17	18	0
Total	236	659	53	0	74	39	219	0	47	1102	107	0	138	119	176	0
18:00	48	135	11	0	10	4	53	0	10	213	16	0	7	14	17	0
18:15	39	111	13	0	9	3	30	0	8	161	22	0	5	6	19	0
18:30	38	123	10	0	12	5	46	0	4	130	22	0	13	12	16	0
18:45	34	88	15	0	8	6	35	0	8	121	14	0	8	7	10	0
Total	159	457	49	0	39	18	164	0	30	625	74	0	33	39	62	0
Grand Total	1753	8799	563	0	884	568	1780	5	1004	8356	652	0	601	699	1438	1
Apprch %	15.8	79.2	5.1	0	27.3	17.5	55	0.2	10	83.5	6.5	0	21.9	25.5	52.5	0
Total %	6.5	32.5	2.1	0	3.3	2.1	6.6	0	3.7	30.8	2.4	0	2.2	2.6	5.3	0
Automobiles	1728	8661	559	0	874	551	1742	5	959	8204	645	0	588	680	1396	1
% Automobiles	98.6	98.4	99.3	0	98.9	97	97.9	100	95.5	98.2	98.9	0	97.8	97.3	97.1	100
Trucks	13	137	4	0	10	15	25	0	42	145	7	0	13	16	36	0
% Trucks	0.7	1.6	0.7	0	1.1	2.6	1.4	0	4.2	1.7	1.1	0	2.2	2.3	2.5	0
Buses	12	1	0	0	0	2	13	0	3	7	0	0	0	3	6	0
% Buses	0.7	0	0	0	0	0.4	0.7	0	0.3	0.1	0	0	0	0.4	0.4	0



Southern Traffic Services, Inc.

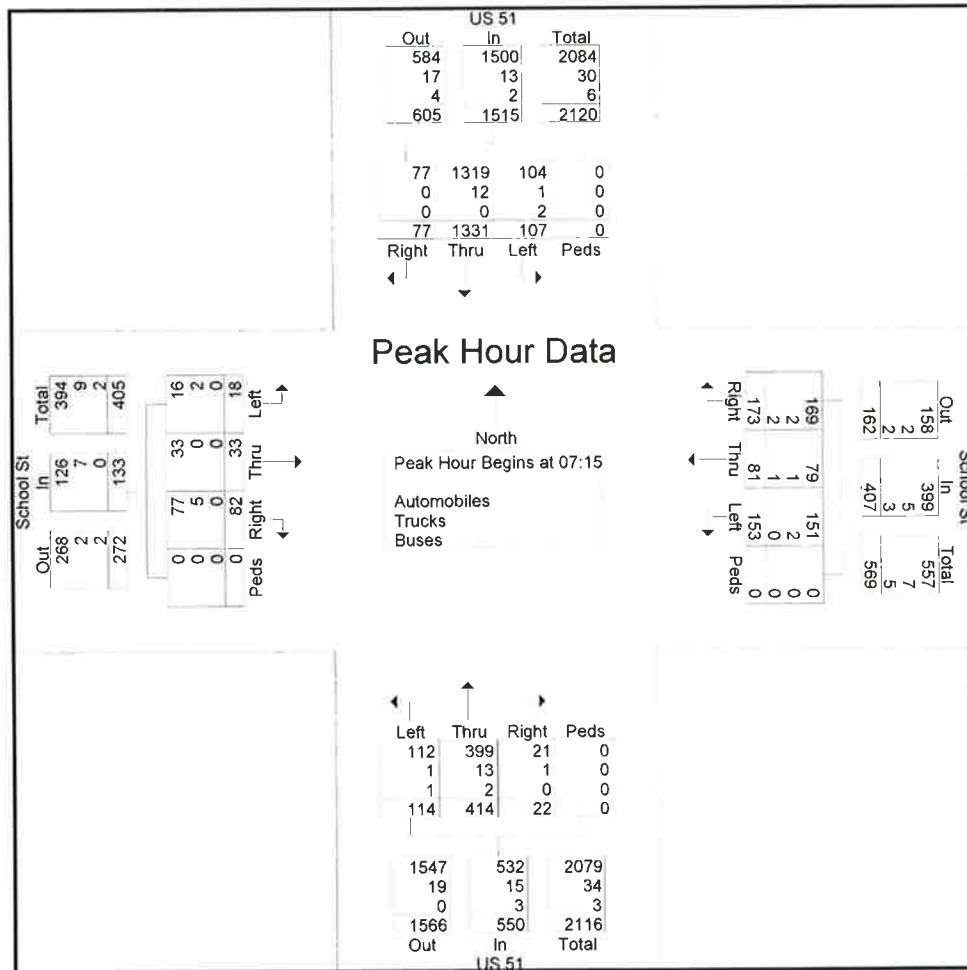
2911 Westfield Rd.
Gulf Breeze, FL 32563
1-800-786-3374

Traffic is our only business!

Intersection: US 51 @ School St
County/City: Madison
Counted By: STARS/Leslie

File Name : 1310040 US 51 @ School St
Site Code : 1310040
Start Date : 3/26/2013
Page No : 3

	US 51 Southbound					School St Westbound					US 51 Northbound					School St Eastbound						
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total	
Peak Hour Analysis From 07:00 to 09:45 - Peak 1 of 1																						
Peak Hour for Entire Intersection Begins at 07:15																						
07:15	24	332	13	0	369	39	14	42	0	95	9	96	6	0	111	7	7	13	0	27	602	
07:30	37	365	13	0	415	49	18	53	0	120	30	102	5	0	137	4	12	26	0	42	714	
07:45	26	377	24	0	427	37	29	48	0	114	40	117	5	0	162	4	12	20	0	36	739	
08:00	20	257	27	0	304	28	20	30	0	78	35	99	6	0	140	3	2	23	0	28	550	
Total Volume	107	1331	77	0	1515	153	81	173	0	407	114	414	22	0	550	18	33	82	0	133	2605	
% App. Total	7.1	87.9	5.1	0		37.6	19.9	42.5	0		20.7	75.3	4	0		13.5	24.8	61.7	0			
PHF	.723	.883	.713	.000	.887	.781	.698	.816	.000	.848	.713	.885	.917	.000	.849	.643	.688	.788	.000	.792	.881	
Automobiles	1319																					
% Automobiles	97.2	99.1	100	0	99.0	98.7	97.5	97.7	0	98.0	98.2	96.4	95.5	0	96.7	88.9	100	93.9	0	94.7	98.2	
Trucks	1	12	0	0	13	2	1	2	0	5	1	13	1	0	15	2	0	5	0	7	40	
% Trucks	0.9	0.9	0	0	0.9	1.3	1.2	1.2	0	1.2	0.9	3.1	4.5	0	2.7	11.1	0	6.1	0	5.3	1.5	
Buses	2	0	0	0	2	0	1	2	0	3	1	2	0	0	3	0	0	0	0	0	8	
% Buses	1.9	0	0	0	0.1	0	1.2	1.2	0	0.7	0.9	0.5	0	0	0.5	0	0	0	0	0	0.3	



Southern Traffic Services, Inc.

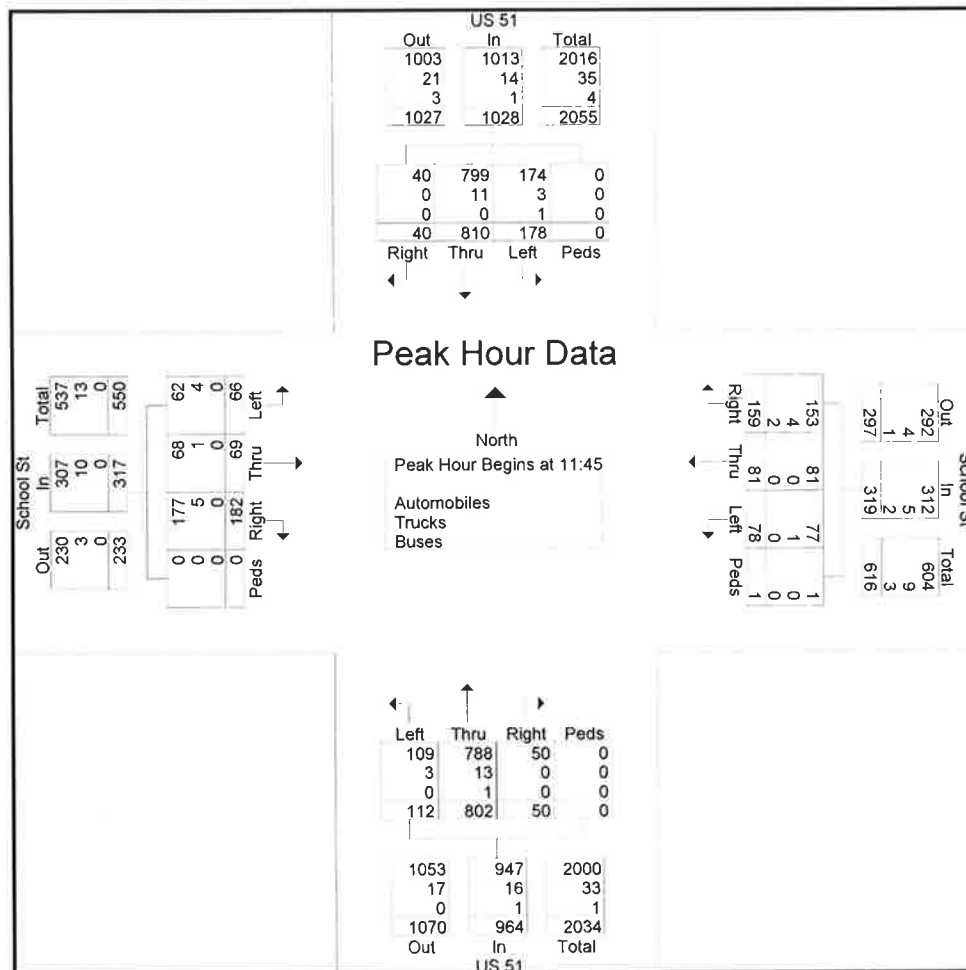
2911 Westfield Rd.
Gulf Breeze, FL 32563
1-800-786-3374

Traffic is our only business!

Intersection: US 51 @ School St
County/City: Madison
Counted By: STARS/Leslie

File Name : 1310040 US 51 @ School St
Site Code : 1310040
Start Date : 3/26/2013
Page No : 4

	US 51 Southbound					School St Westbound					US 51 Northbound					School St Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. Total
Peak Hour Analysis From 10:00 to 13:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 11:45																					
11:45	42	181	11	0	234	14	21	51	0	86	22	202	12	0	236	7	16	36	0	59	615
12:00	60	226	11	0	297	18	26	41	0	85	37	198	15	0	250	21	17	62	0	100	732
12:15	44	207	7	0	258	29	15	27	1	72	33	204	10	0	247	18	15	44	0	77	654
12:30	32	196	11	0	239	17	19	40	0	76	20	198	13	0	231	20	21	40	0	81	627
Total Volume	178	810	40	0	1028	78	81	159	1	319	112	802	50	0	964	66	69	182	0	317	2628
% App. Total	17.3	78.8	3.9	0		24.5	25.4	49.8	0.3		11.6	83.2	5.2	0		20.8	21.8	57.4	0		
PHF	.742	.896	.909	.000	.865	.672	.779	.779	.250	.927	.757	.983	.833	.000	.964	.786	.821	.734	.000	.793	.898
Automobiles																					
% Automobiles	97.8	98.6	100	0	98.5	98.7	100	96.2	100	97.8	97.3	98.3	100	0	98.2	93.9	98.6	97.3	0	96.8	98.1
Trucks	3	11	0	0	14	1	0	4	0	5	3	13	0	0	16	4	1	5	0	10	45
% Trucks	1.7	1.4	0	0	1.4	1.3	0	2.5	0	1.6	2.7	1.6	0	0	1.7	6.1	1.4	2.7	0	3.2	1.7
Buses	1	0	0	0	1	0	0	2	0	2	0	1	0	0	1	0	0	0	0	0	4
% Buses	0.6	0	0	0	0.1	0	0	1.3	0	0.6	0	0.1	0	0	0.1	0	0	0	0	0	0.2



Southern Traffic Services, Inc.

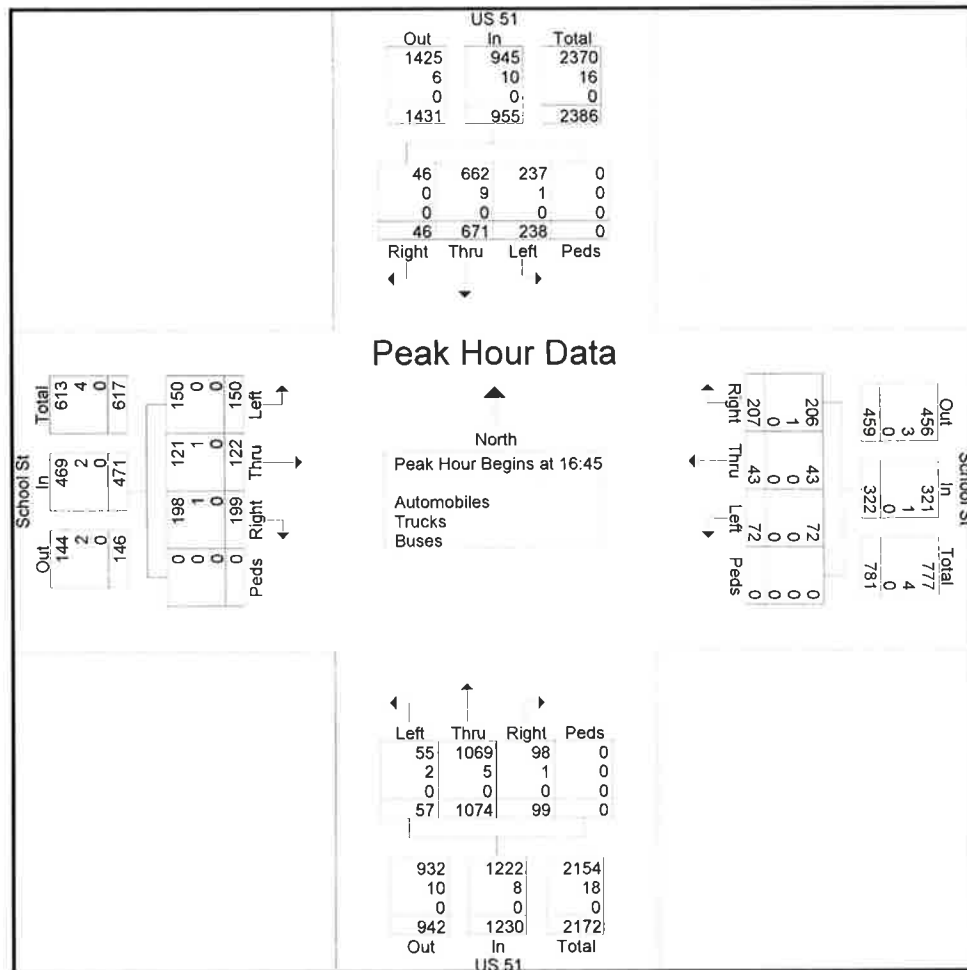
2911 Westfield Rd.
Gulf Breeze, FL 32563
1-800-786-3374

Traffic is our only business!

Intersection: US 51 @ School St
County/City: Madison
Counted By: STARS/Leslie

File Name : 1310040 US 51 @ School St
Site Code : 1310040
Start Date : 3/26/2013
Page No : 5

	US 51 Southbound					School St Westbound					US 51 Northbound					School St Eastbound						
Start Time	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Left	Thru	Right	Peds	App Total	Int Total	
Peak Hour Analysis From 14:00 to 18:45 - Peak 1 of 1																						
Peak Hour for Entire Intersection Begins at 16:45																						
16:45	47	154	10	0	211	14	11	43	0	68	20	232	16	0	268	29	20	41	0	90	637	
17:00	64	180	12	0	256	18	14	56	0	88	9	280	39	0	328	47	38	80	0	165	837	
17:15	66	167	9	0	242	15	9	58	0	82	19	309	21	0	349	40	32	45	0	117	790	
17:30	61	170	15	0	246	25	9	50	0	84	9	253	23	0	285	34	32	33	0	99	714	
Total Volume	238	671	46	0	955	72	43	207	0	322	57	1074	99	0	1230	150	122	199	0	471	2978	
% App Total	24.9	70.3	4.8	0		22.4	13.4	64.3	0		4.6	87.3	8	0		31.8	25.9	42.3	0			
PHF	.902	.932	.767	.000	.933	.720	.768	.892	.000	.915	.713	.869	.635	.000	.881	.798	.803	.622	.000	.714	.889	
Automobiles	1069																					
% Automobiles	99.6	98.7	100	0	99.0	100	100	99.5	0	99.7	96.5	99.5	99.0	0	99.3	100	99.2	99.5	0	99.6	99.3	
Trucks	1	9	0	0	10	0	0	1	0	1	2	5	1	0	8	0	1	1	0	2	21	
% Trucks	0.4	1.3	0	0	1.0	0	0	0.5	0	0.3	3.5	0.5	1.0	0	0.7	0	0.8	0.5	0	0.4	0.7	
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
% Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	



Southern Traffic Services, Inc.

2911 Westfield Rd.
Gulf Breeze, FL 32563
1-800-786-3374

Traffic is our only business!

Intersection: US 51 @ School St
County/City: Madison
Counted By: STARS/Leslie

File Name : 1310040 US 51 @ School St
Site Code : 1310040
Start Date : 3/26/2013
Page No : 1

Groups Printed- Trucks - Buses																	
	US 51 Southbound				School St Westbound				US 51 Northbound				School St Eastbound				
Start Time	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Int. Total
07:00	2	9	0	0	3	2	5	0	0	15	1	0	3	1	4	0	45
08:00	2	11	1	0	1	0	1	0	3	13	0	0	0	1	2	0	35
09:00	1	13	0	0	2	1	2	0	3	15	0	0	0	1	4	0	42
10:00	4	14	0	0	0	0	3	0	5	14	0	0	1	2	1	0	44
11:00	4	14	1	0	1	5	8	0	7	20	0	0	1	4	7	0	72
12:00	4	11	0	0	1	0	4	0	4	13	1	0	4	1	3	0	46
13:00	1	11	0	0	1	1	3	0	3	10	1	0	2	1	5	0	39
14:00	0	10	1	0	0	3	1	0	6	15	2	0	1	1	4	0	44
15:00	4	12	0	0	0	3	7	0	8	14	0	0	1	5	7	0	61
16:00	2	14	1	0	0	2	1	0	5	12	1	0	0	1	4	0	43
17:00	1	11	0	0	0	0	2	0	0	5	0	0	0	1	1	0	21
18:00	0	8	0	0	1	0	1	0	1	6	1	0	0	0	0	0	18
Grand Total	25	138	4	0	10	17	38	0	45	152	7	0	13	19	42	0	510
Apprch %	15	82.6	2.4	0	15.4	26.2	58.5	0	22.1	74.5	3.4	0	17.6	25.7	56.8	0	
Total %	4.9	27.1	0.8	0	2	3.3	7.5	0	8.8	29.8	1.4	0	2.5	3.7	8.2	0	
Trucks	13	137	4	0	10	15	25	0	42	145	7	0	13	16	36	0	463
% Trucks	52	99.3	100	0	100	88.2	65.8	0	93.3	95.4	100	0	100	84.2	85.7	0	90.8
Buses	12	1	0	0	0	2	13	0	3	7	0	0	0	3	6	0	47
% Buses	48	0.7	0	0	0	11.8	34.2	0	6.7	4.6	0	0	0	15.8	14.3	0	9.2

Southern Traffic Services, Inc.

2911 Westfield Rd.
Gulf Breeze, FL 32563
1-800-786-3374

Traffic is our only business!

Intersection: US 51 @ School St
County/City: Madison
Counted By: STARS/Leslie

File Name : 1310040 US 51 @ School St
Site Code : 1310040
Start Date : 3/26/2013
Page No : 1

Groups Printed- Trucks - Buses																	
Start Time	US 51 Southbound				School St Westbound				US 51 Northbound				School St Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
07:00	0	1	0	0	1	0	1	0	0	1	0	0	1	1	1	0	7
07:15	1	3	0	0	1	0	1	0	0	4	1	0	1	0	1	0	13
07:30	1	4	0	0	1	2	0	0	0	4	0	0	1	0	0	0	13
07:45	0	1	0	0	0	0	3	0	0	6	0	0	0	0	2	0	12
Total	2	9	0	0	3	2	5	0	0	15	1	0	3	1	4	0	45
08:00	1	4	0	0	0	0	0	0	2	1	0	0	0	0	2	0	10
08:15	0	2	0	0	0	0	0	0	0	6	0	0	0	1	0	0	9
08:30	1	2	1	0	1	0	1	0	0	3	0	0	0	0	0	0	9
08:45	0	3	0	0	0	0	0	0	1	3	0	0	0	0	0	0	7
Total	2	11	1	0	1	0	1	0	3	13	0	0	0	1	2	0	35
09:00	0	2	0	0	0	0	2	0	1	5	0	0	0	1	2	0	13
09:15	0	3	0	0	1	0	0	0	0	3	0	0	0	0	0	0	7
09:30	1	2	0	0	1	1	0	0	1	3	0	0	0	0	1	0	10
09:45	0	6	0	0	0	0	0	0	1	4	0	0	0	0	1	0	12
Total	1	13	0	0	2	1	2	0	3	15	0	0	0	1	4	0	42
10:00	1	1	0	0	0	0	2	0	1	4	0	0	0	1	0	0	10
10:15	3	4	0	0	0	0	1	0	3	3	0	0	1	1	0	0	16
10:30	0	3	0	0	0	0	0	0	0	2	0	0	0	0	1	0	6
10:45	0	6	0	0	0	0	0	0	1	5	0	0	0	0	0	0	12
Total	4	14	0	0	0	0	3	0	5	14	0	0	1	2	1	0	44
11:00	2	3	0	0	0	0	0	0	2	2	0	0	0	0	1	0	10
11:15	0	6	0	0	1	1	1	0	3	9	0	0	0	2	3	0	26
11:30	1	3	1	0	0	4	3	0	2	5	0	0	1	2	1	0	23
11:45	1	2	0	0	0	0	4	0	0	4	0	0	0	0	2	0	13
Total	4	14	1	0	1	5	8	0	7	20	0	0	1	4	7	0	72
12:00	1	3	0	0	0	0	0	0	0	3	0	0	0	0	3	0	10
12:15	2	1	0	0	1	0	1	0	1	5	0	0	1	0	0	0	12
12:30	0	5	0	0	0	0	1	0	2	2	0	0	3	1	0	0	14
12:45	1	2	0	0	0	0	2	0	1	3	1	0	0	0	0	0	10
Total	4	11	0	0	1	0	4	0	4	13	1	0	4	1	3	0	46
13:00	0	1	0	0	0	0	0	0	0	4	0	0	0	0	0	0	5
13:15	0	5	0	0	0	0	3	0	1	2	0	0	0	0	1	0	12
13:30	1	3	0	0	0	1	0	0	2	2	0	0	0	1	0	0	10
13:45	0	2	0	0	1	0	0	0	0	2	1	0	2	0	4	0	12
Total	1	11	0	0	1	1	3	0	3	10	1	0	2	1	5	0	39
14:00	0	2	0	0	0	1	1	0	1	3	1	0	0	0	1	0	10
14:15	0	2	1	0	0	0	0	0	1	4	0	0	0	0	1	0	9
14:30	0	4	0	0	0	2	0	0	2	4	1	0	1	1	1	0	16
14:45	0	2	0	0	0	0	0	0	2	4	0	0	0	0	1	0	9
Total	0	10	1	0	0	3	1	0	6	15	2	0	1	1	4	0	44
15:00	0	5	0	0	0	1	4	0	2	2	0	0	0	0	1	0	15
15:15	0	2	0	0	0	0	1	0	1	5	0	0	1	1	4	0	15
15:30	1	3	0	0	0	1	0	0	1	3	0	0	0	1	0	0	10
15:45	3	2	0	0	0	1	2	0	4	4	0	0	0	3	2	0	21
Total	4	12	0	0	0	3	7	0	8	14	0	0	1	5	7	0	61
16:00	1	4	0	0	0	1	0	0	2	4	0	0	0	0	0	0	12
16:15	0	3	1	0	0	0	1	0	0	1	0	0	0	1	2	0	9
16:30	1	5	0	0	0	1	0	0	1	5	0	0	0	0	2	0	15
16:45	0	2	0	0	0	0	0	0	2	2	1	0	0	0	0	0	7
Total	2	14	1	0	0	2	1	0	5	12	1	0	0	1	4	0	43
17:00	1	3	0	0	0	0	0	0	0	2	0	0	0	0	1	0	7

Southern Traffic Services, Inc.

2911 Westfield Rd.
Gulf Breeze, FL 32563
1-800-786-3374

Traffic is our only business!

Intersection: US 51 @ School St
County/City: Madison
Counted By: STARS/Leslie

File Name : 1310040 US 51 @ School St
Site Code : 1310040
Start Date : 3/26/2013
Page No : 2

Groups Printed- Trucks - Buses																	
Start Time	US 51 Southbound				School St Westbound				US 51 Northbound				School St Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
17:15	0	3	0	0	0	0	0	0	0	0	0	0	0	1	0	0	4
17:30	0	1	0	0	0	0	1	0	0	1	0	0	0	0	0	0	3
17:45	0	4	0	0	0	0	1	0	0	2	0	0	0	0	0	0	7
Total	1	11	0	0	0	0	2	0	0	5	0	0	0	1	1	0	21
18:00	0	1	0	0	0	0	1	0	0	2	0	0	0	0	0	0	4
18:15	0	3	0	0	0	0	0	0	0	2	1	0	0	0	0	0	6
18:30	0	3	0	0	1	0	0	0	1	2	0	0	0	0	0	0	7
18:45	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	8	0	0	1	0	1	0	1	6	1	0	0	0	0	0	18
Grand Total	25	138	4	0	10	17	38	0	45	152	7	0	13	19	42	0	510
Apprch %	15	82.6	2.4	0	15.4	26.2	58.5	0	22.1	74.5	3.4	0	17.6	25.7	56.8	0	
Total %	4.9	27.1	0.8	0	2	3.3	7.5	0	8.8	29.8	1.4	0	2.5	3.7	8.2	0	
Trucks	13	137	4	0	10	15	25	0	42	145	7	0	13	16	36	0	463
% Trucks	52	99.3	100	0	100	88.2	65.8	0	93.3	95.4	100	0	100	84.2	85.7	0	90.8
Buses	12	1	0	0	0	2	13	0	3	7	0	0	0	3	6	0	47
% Buses	48	0.7	0	0	0	11.8	34.2	0	6.7	4.6	0	0	0	15.8	14.3	0	9.2

VICINITY MAP
RIDGELAND, MS

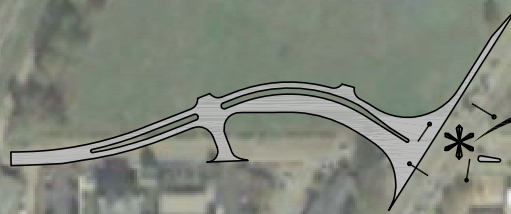


*NATCHEZ TRACE
PARKWAY*

*CANADIAN NATIONAL
RAILROAD*

U.S. HIGHWAY 51

HWY 51/SCHOOL STREET
SCHOOL STREET





public works

Memorandum

To: The Mayor and Board of Alderman

From: Mike McCollum, Public Works Director

Date October 11, 2016

Re: Transportation Plan Update

We request the Mayor and Board of Alderman approve the attached above referenced Update to the Current 2012 Transportation Plan. Waggoner Engineers (at our request) removed any reference to extending Lake Harbour Drive from Highland Colony Parkway down Brame Road to Old Agency Road.

Thank you for your consideration in this matter. Please contact me if you have any questions.

JMM/

mailing address: p.o. box 217 • ridgeland, ms 39158
street address: 304 highway 51 • ridgeland, ms 39157
ph: 601.856.7113 • www.ridgelandms.org

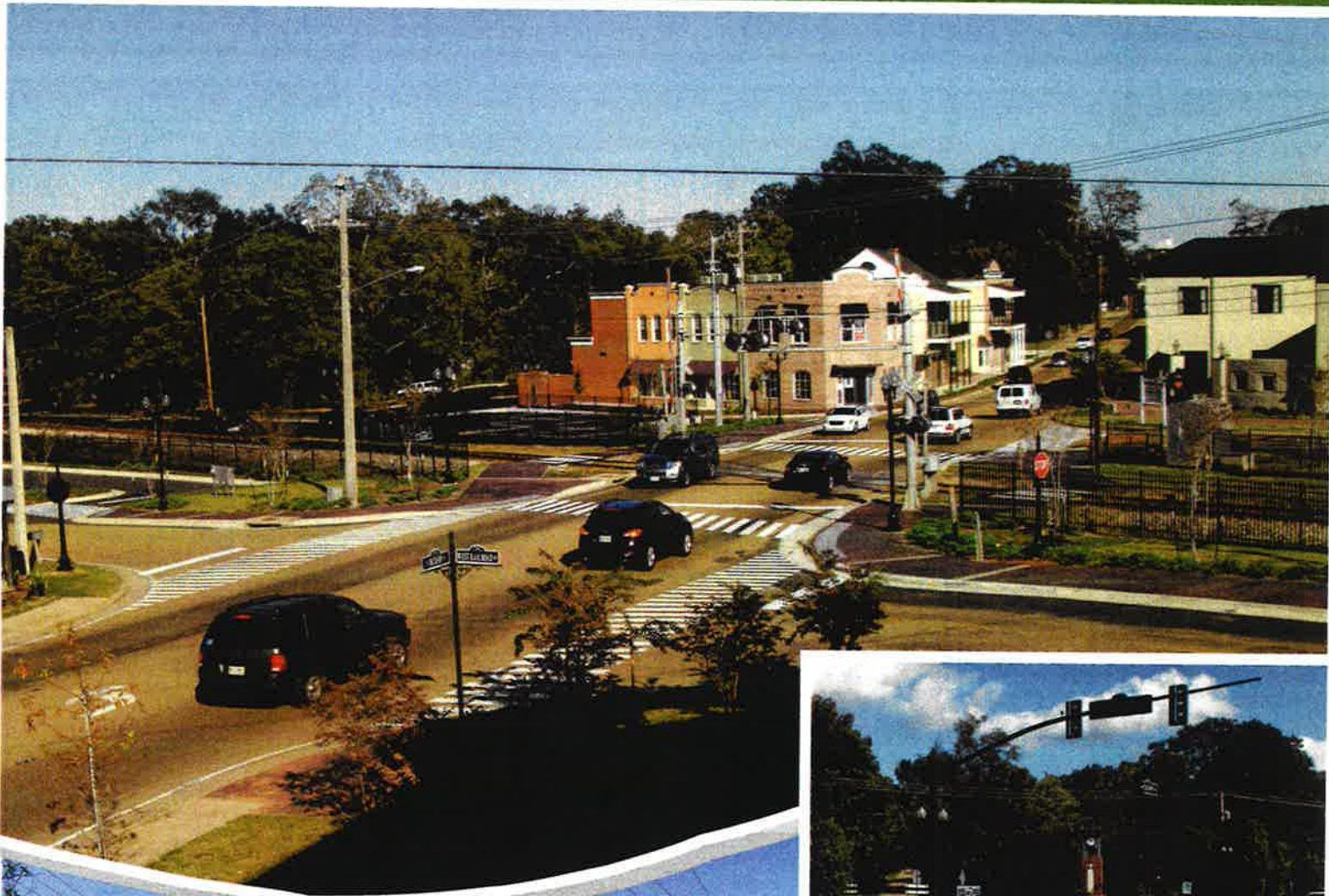
Gene F. McGee, cmo - mayor • Paula W. Tierce, phr - city clerk / human resources director

board of aldermen: D.I. Smith, cmo - at-large • Ken Heard, cmo - ward 1 • Chuck Gautier, cmo, , mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6

the city of RIDGELAND



Transportation Plan Update



October 2012

Revised 10/6/2016



Table of Contents

EXECUTIVE SUMMARY 1

 Background, Purpose and Scope 1

 Recommended Improvements 3

 Action Items..... 5

INTRODUCTION 6

 Background..... 6

 Objective..... 6

 Scope..... 6

TRANSPORTATION PLAN UPDATE 11

 2003 Short-Term Recommendations 11

 2003 Mid-Term and Long-Term Recommendations..... 11

 Review of Area Projects with Transportation Impacts..... 13

 Level-of-Service Analysis Update..... 19

 Existing Conditions 21

TRANSPORTATION NETWORK MODELING 24

 Travel Demand Modeling Process..... 24

 Street Network..... 25

 Trip Generation..... 25

 Trip Distribution 25

 Traffic Assignment 26

 Model Calibration..... 27

 Future Productions and Attractions 27

 Future Year Trip Table 28

 No-Build Conditions (2035)..... 29

 Transportation System Improvement Plan 34

 Project Impact Analysis..... 37

TRANSPORTATION SOLUTIONS 41



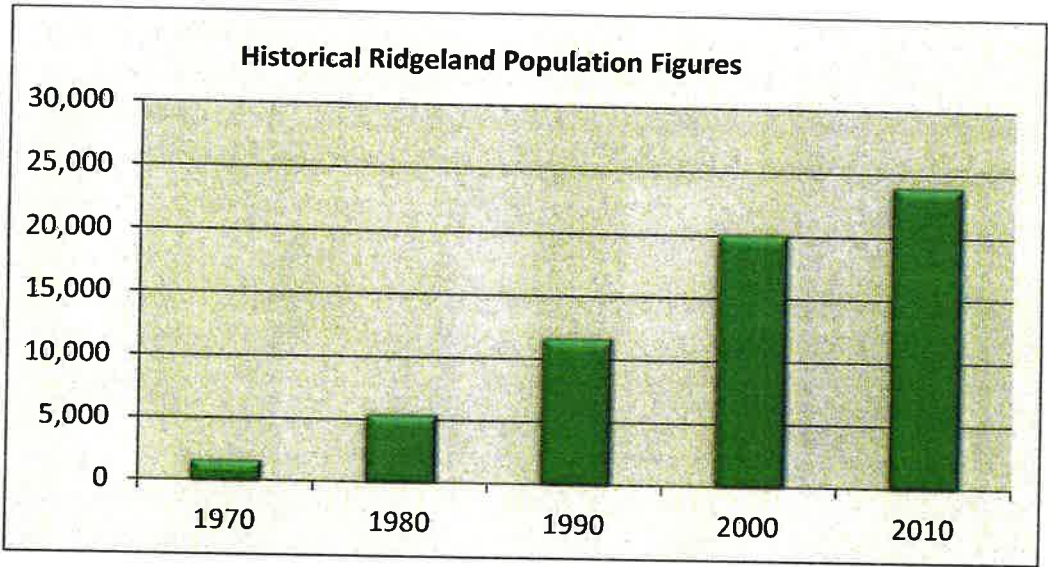
Access Management	41
Intelligent Transportation Systems (ITS)	42
Multi-Use Path Update	43
RECOMMENDATIONS.....	53
Short-Term Recommendations	54
Mid-Term Recommendations	55
Long-Term Recommendations	56
Implementation	57
Quality of Life Initiatives	61
Action Items.....	63



EXECUTIVE SUMMARY

BACKGROUND, PURPOSE AND SCOPE

The City of Ridgeland has experienced tremendous growth during the last four decades. The population has increased steadily from 1,650 to 24,047 between years 1970 and 2010; and the population has increased approximately twenty percent since the last Transportation Plan Update in 2003. Significant development has also taken place since the last Transportation Plan Update, resulting in subsequent traffic growth on the City's roadway network and increasing traffic congestion throughout the area.



The City's leadership has once again taken a proactive approach to managing the burden that such growth and development places on its transportation system. The purpose of the 2012 Transportation Plan Update is to evaluate the City's current transportation network, assess progress made in implementing elements of the previously adopted capital improvements program, and make recommendations in light of current and newly-projected conditions.

This plan documents the development of the Transportation Plan for the City of Ridgeland, Mississippi. The Transportation plan will serve as a city wide guide to transportation needs (new and improved streets), give the City the ability to require right-of-way reservation in undeveloped areas, identify



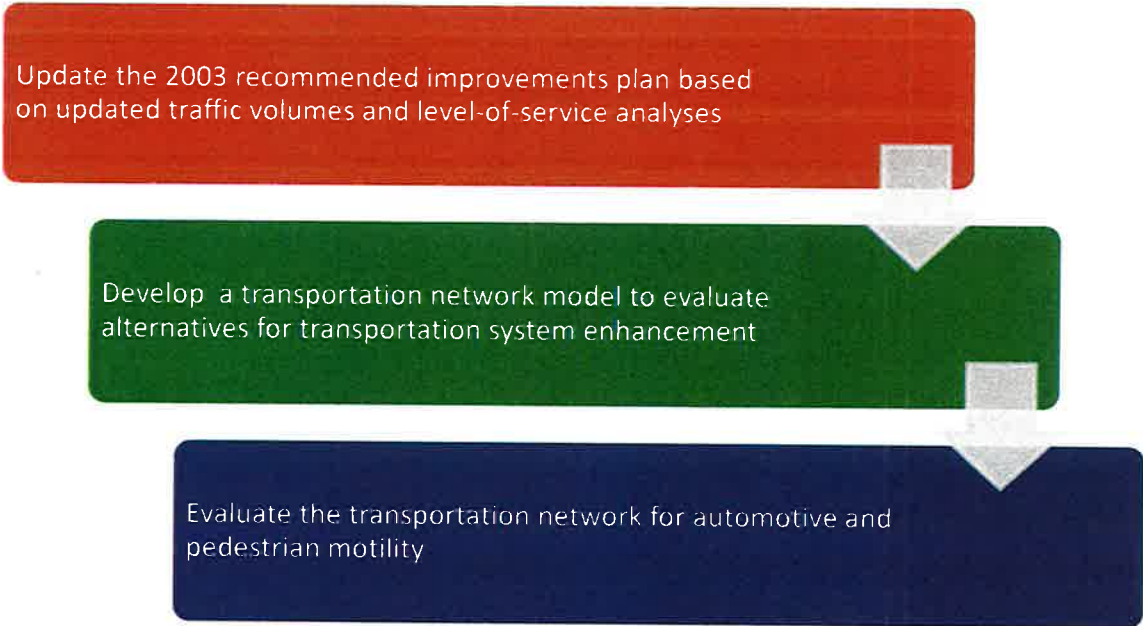
streets that will be used to move primary traffic, establish a street classification system and establish access spacing based on street classifications. The Transportation Plan is intended as a tool to assist the City in assessing the effectiveness of the existing street system, developing a street improvement plan that will mitigate current and future street deficiencies, increasing mobility, creating a safe and efficient street system, for the City and establishing priorities for implementation of the plan.

The Scope of the present update was to make adjustments resulting from changing conditions since completion of the 2003 Transportation Plan Update. The present scope therefore included the following two primary areas of focus:

1. Updating of the improvements program recommended in the previous (2003) plan based on updated traffic volumes and level-of-service analyses; and
2. Development of a transportation network model to evaluate alternatives for transportation system enhancement through the planning period (year 2035).

An additional objective of the Plan was to evaluate the transportation network not merely with respect to automotive mobility, but to the pedestrian environment as well.

Objectives of Transportation Plan Update



RECOMMENDED IMPROVEMENTS

Through a process of transportation network modeling and matrix-type impacts analysis, a system of recommended improvements was developed to address deficiencies in the City’s road network through the planning period. This resulted in a prioritized program of capital improvements for implementation in the short-term (0-5 years), mid-term (6-10 years) and long-term (10 years and beyond).

The short-term recommendations, addressing those areas of most immediate need, are presented in the following table. It is highly recommended that the City take steps to reserve right-of-way along potential new corridors within the city limits and the planning area. This is primarily a concern in the western portion of the City where large tracts of undeveloped land still exist. As mentioned throughout the plan, a network of interconnected local, collector, and arterial streets can replace the need for widening arterial roadways in the future, which is typically expensive and disruptive to both businesses and residents.

It is highly recommended that the City take steps to reserve right-of-way along potential new corridors.

Short Term Recommendations

Rank	Project	Cost
1	Lake Harbour Drive Extension - Highland Colony Parkway to U.S. 51	\$ 20,000,000
2	Colony Park Boulevard - Sunnybrook Road to U.S. 51	\$ 13,600,000
3	Ridgeland Avenue - Frontage Rd to U.S. 51	\$ 4,000,000
4	Ridgewood Road Widening - Centre Street to U.S. 51	\$ 5,200,000
5	Sunnybrook Road Widening – West Jackson St. to Lake Castle	\$ 14,000,000
6	Steed Road Extension - Sunnybrook Road to North Wheatley Street	\$ 2,500,000
7	City Center Master Plan - School St, Moon St, Madison Dr.	\$ 1,800,000
8	Southeast Ridgeland Master Plan – William Blvd. and Pine Knoll Dr.	\$ 5,000,000



*Committed
Short Term
Priority
Projects are
Lake Harbour
Dr. Extension,
and Colony
Park Boulevard*

The top two priority projects in the Short-Term Plan are both “committed” projects. The extension of Lake Harbour Dr. to Highland Colony Parkway is another high priority project with substantial benefits. Extending Lake Harbour Dr. across the interstate will create a much needed east-west corridor for the City, reducing traffic congestion at the Jackson Street/Old Agency Road interchange. The City of Ridgeland is committed to this project and has already completed the Environmental Assessment and received a FONSI (Finding of No Significant Impacts) from FHWA.

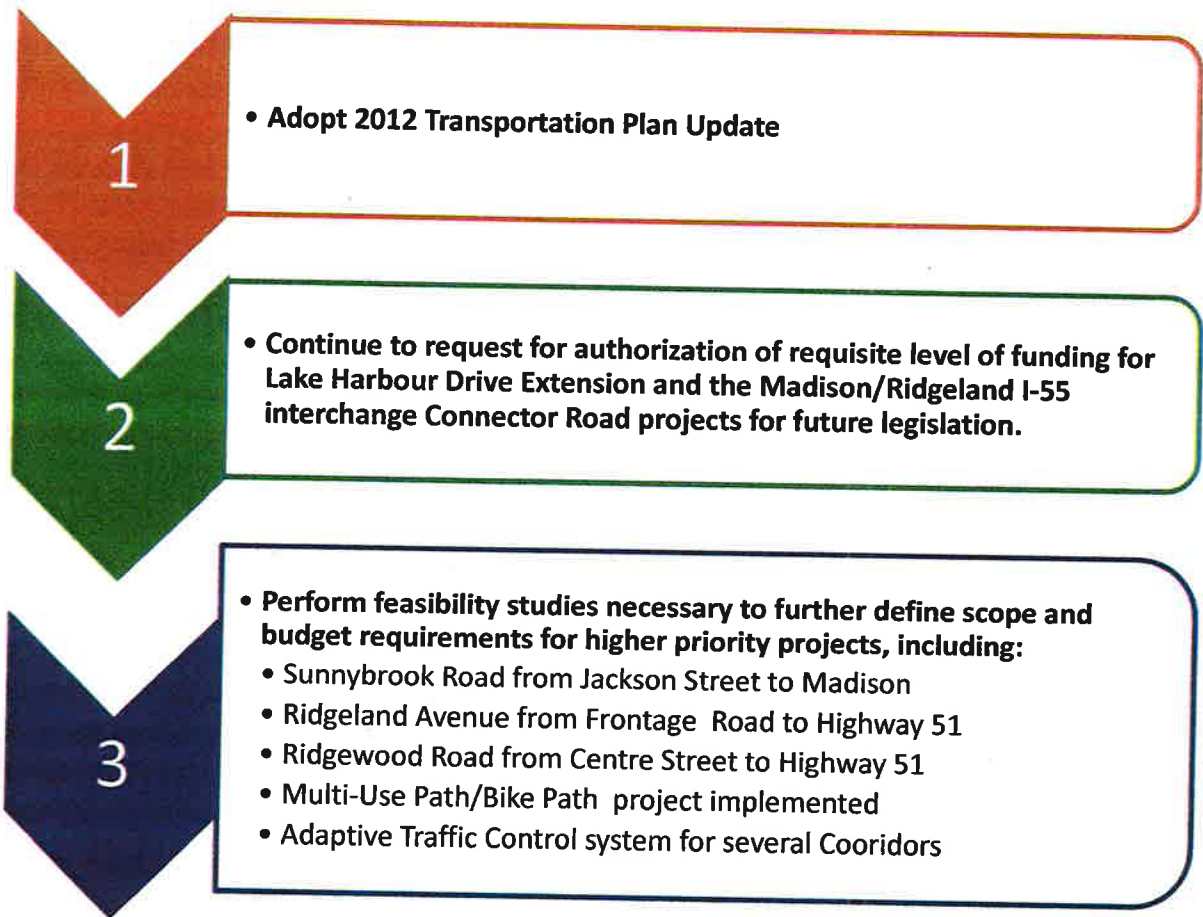
The new I-55 interchange at the corporate limits of Madison and Ridgeland is currently under construction, but does not include the connector roads. The main collector road that lies within the City is an extension of McClellan Dr., now called Colony Park Boulevard, will connect Highway 51 to Highland Colony Parkway. The design was completed by MDOT and the City of Ridgeland is initiating the Right of Way Phase for this project.

The entire program of recommended improvements, including short-, mid- and long-term, is presented in Section 5, along with issues for further consideration.



ACTION ITEMS

The City’s transportation planning process is intended to provide guidance into the foreseeable future that will allow leadership to remain both prudent and proactive in meeting the demand for an efficient and safe transportation network. It is recommended that City leaders consider the following action items, in order to implement the program of improvements recommended in the Transportation Plan:



INTRODUCTION

BACKGROUND

Over the past several decades, the City of Ridgeland has experienced significant growth in both population and employment, resulting in subsequent traffic growth on the City's roadway network and increasing traffic congestion throughout the area. The City of Ridgeland historically has taken a proactive approach to managing the burden that such growth and development places on its transportation system. In 1992 the City authorized preparation of a city-wide transportation plan, followed by an update in 1996 and again in 2003. The City of Ridgeland has approximately 24,000 inhabitants and is located north of Jackson and adjacent to the Ross Barnett Reservoir.



OBJECTIVE

The purpose of the 2012 Transportation Plan Update is similar to that of earlier plans which is to reevaluate the previous program of short- and long-term improvements and make recommendations in light of current and newly-projected conditions. The objective is further to include recommendations not only concerning automotive mobility, but also the pedestrian/multi-use path environment.

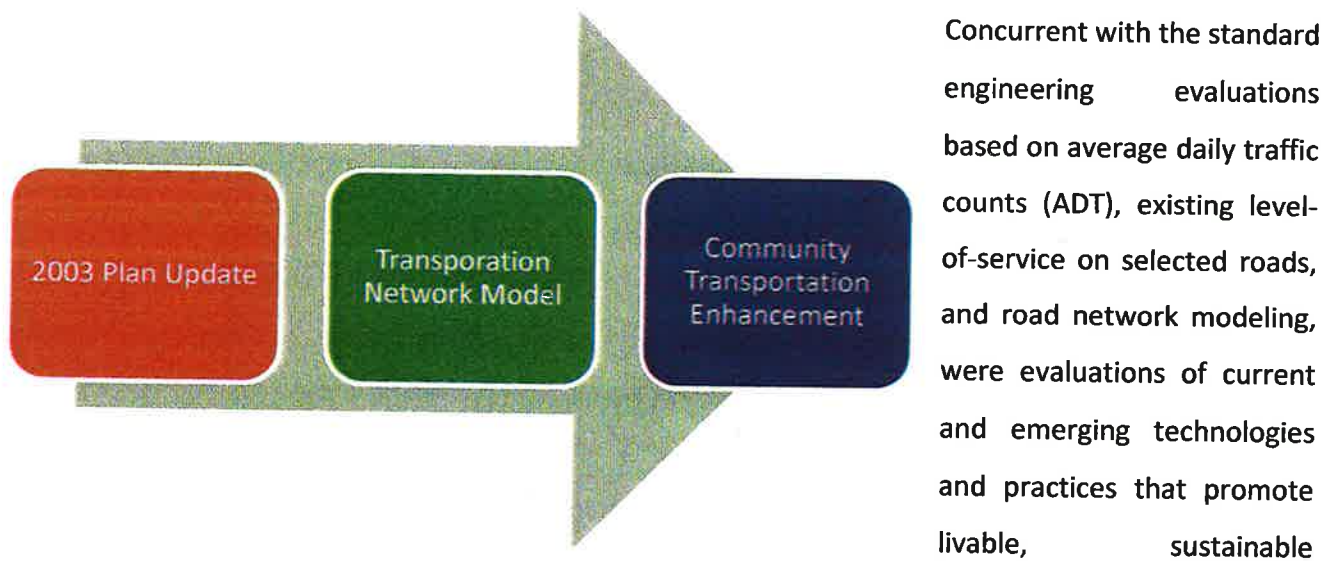
SCOPE

The first primary area of focus involved the updating of the improvements program recommended in the previous (2003) plan based on updated traffic volumes and level-of-service analyses. The first major element of the update included a Reconnaissance Level Evaluation of existing conditions. This



preliminary evaluation was performed in order to assess the status of ongoing transportation improvement projects in the City, as well as other metro area projects that may influence traffic conditions in the Ridgeland study area. The second element included the actual transportation plan update, which considered current levels of service on selected corridors and turning movements at key intersections.

The second primary area of focus of the Plan involved development of a transportation network model to evaluate alternatives for transportation system enhancement. The modeling effort was to evaluate existing conditions and a “no-build” alternative to determine the future impacts to the planning area if no further improvements are implemented. The modeling further allowed evaluation of alternative solutions to address existing conditions and plan for improvement of the future environment.



community environments. For example, the Plan looked at future expansion of the highly successful multi-purpose trail, as well as the potential utilization of intelligent transportation system (ITS) technology and other more holistic approaches to community transportation enhancement.

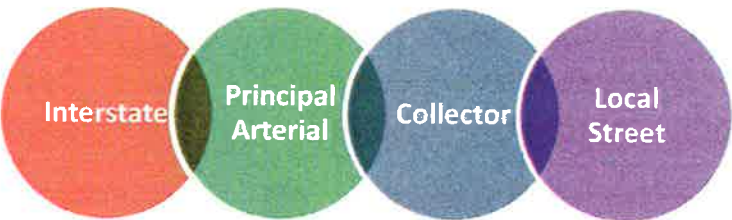
The desired outcome of the combination of these separable yet interdependent areas of focus was a recommended short-term and target-year build-out plan that could be incorporated into the City’s overall budgeting and capital improvements planning process.

PLANNING AREA DESCRIPTION

The planning area includes the current corporate boundaries of the City of Ridgeland, expanded west beyond Livingston Road, and consists of approximately 22 square miles. The study area boundary was established for this project to incorporate those areas which directly and indirectly affect traffic flow in the City of Ridgeland. The study area boundary was established using a three step process. First, the study area boundary was drawn to encompass the city limits of the City of Ridgeland. Second, the study area boundary was expanded to encompass the traffic analysis zones (TAZ) developed in the regional long range transportation planning process which contained any part of the City of Ridgeland. Third, streets external to the study area boundary were added to the network to provide appropriate paths for traffic movement from various areas of the City of Ridgeland to the regional street system. The planning area is illustrated on Exhibit 1.1.

The street network of Ridgeland is made up of interstate highways, arterials, collectors and local streets. These streets vary in cross section from two to six lanes. Signalized traffic control at intersections along the City's street system is prevalent throughout the City. Each street and roadway classification provides separate and distinct traffic service functions. Each classification varies in its ability to accommodate particular travel and property access demands. The design criterion for each street classification varies in accordance with the characteristics of traffic to be served by the street. The following is a brief description of each street type.

Interstate – controlled access facilities with four or more lanes that provide fast and efficient movement of large volumes of traffic over a considerable distance by prohibiting access (ingress and egress) except at controlled intervals.



Principal Arterial - a facility that serves as a primary artery of the city intended to mainly carry through traffic and to connect major activity centers in the City and its planning jurisdiction. Its function is to move intra-city and intercity traffic. Service to abutting lands is subordinate to travel service to major



traffic movements. Principal arterials should not be bordered by uncontrolled strip development. Access to these facilities shall be carefully managed to ensure the capacity of the facility is not compromised by driveways. Principal arterials vary in width, and parking on-street is prohibited.

Collector - a street whose primary function is to collect traffic from an area and move it to the arterial street system while also providing substantial service to abutting land uses. A collector roadway will generally have lower design speeds than arterial roadways but higher than local streets.

Local Street - A street intended mainly to provide access to adjoining property and uses, providing access from individual lots to collector streets.



Map Document: (P:\Ridgeland_City_2010\0056_Transportation_Plan\KDC\City of Ridgeland Transportation Map_Proposed Roads.mxd)
5/2/2011 1:33:31 PM

Legend

Roads

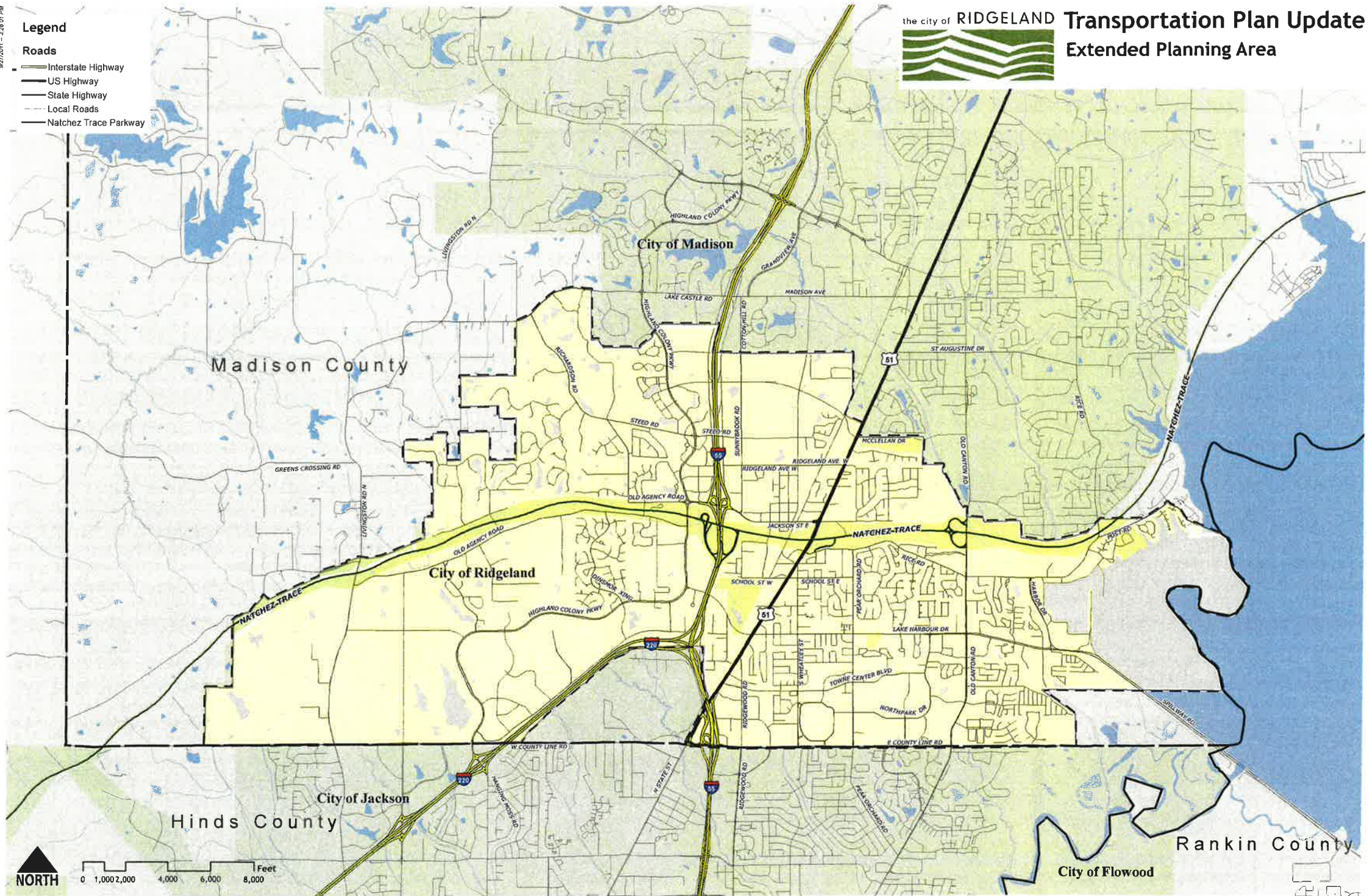
- Interstate Highway
- US Highway
- State Highway
- Local Roads
- Natchez Trace Parkway

the city of RIDGELAND



Transportation Plan Update

Extended Planning Area



TRANSPORTATION PLAN UPDATE

The 2003 Transportation Plan included a list of projects recommended for implementation over a twenty-five year period, ranked according to priorities identified by the City of Ridgeland. These projects were further classified as short-, mid- or long-term priorities, and opinions of cost were developed for their implementation. The scope of the present Transportation Plan Update included review of the status of these projects since adoption of the 2003 Plan. This review is presented in Sections 2.2 and 2.3.

2003 SHORT-TERM RECOMMENDATIONS

The 2003 Transportation Plan included a list of projects targeted for “short-term” implementation (0 to 5 years) and ranked them according to priorities identified by the City of Ridgeland. These projects are listed in Table 2.1 along with their implementation status as of July 2012.

Table 2.1 - 2003 Short Term Recommendations

Rank	Project	Status
1	McClellan Drive Ext. - Old Canton Rd to Hwy 51	Complete
2	Lake Harbour Drive Ext. - U.S. Highway 51 Connection (ROW)	F.O.N.S.I. Approved Under Design
3	Northpark Northwest Corridor (ROW)	No Activity
4	Lake Harbour Drive - Pear Orchard to Northpark Drive	Construction has begun 2012
5	Lake Harbour Drive - Hwy 51 to Pear Orchard (ROW)	Construction has begun 2012
6	Pine Knoll Extension - Old Canton Road to Northpark Dr.	No Activity

2003 MID-TERM AND LONG-TERM RECOMMENDATIONS

In addition to the prioritized list of improvements recommended for implementation over a 0-5 year period, the 2003 Transportation Plan included a list of projects targeted for “mid-term” implementation (5 to 10 years) and “long-term” implementation (10 to 25 years). These projects were prioritized according to a list of fourteen (14) criteria, including such objective measurements as traffic



volume and level-of-service changes between 1996 and 2020 no-build conditions, as well as more subjective measurements such as neighborhood impacts, multi-jurisdictional support and feasibility. These projects are listed in Table 2.2 along with their implementation status as of February 2012.

Table 2.2 - 2003 Mid Term Recommendations

Rank	Project	Status
1	Northpark Northwest Corridor Connection (Construction)	No Activity
2	Ridgewood Road - Centre Street to US Hwy 51	Intersections with US Hwy 51 and with Centre St complete
3	Sunnybrook Road - Jackson Street to Lake Castle	Realignment of intersection of Jackson St in 2012
4	Lake Harbour - Hwy 51 to North Park Dr (Construction)	Construction has begun 2012
5	Livingston Road Connector Highland Colony to Livingston Road (ROW)	No Activity
6	Watkins Dr. Extension - W. County Line Rd to Old Agency Rd (ROW)	No Activity
7	Wheatley Street – Lake Harbour to Nolan Circle	No Activity
8	Steed Road Extension - Sunnybrook Rd to N. Wheatley St	Signal installed at Sunnybrook. Conceptual layout complete
9	Rice Road - Old Canton Road to Pear Orchard	No Activity
10	Rice Road - Harbor Drive to Old Canton Road	No Activity
11	Rice Road - Pear Orchard to Hwy 51	No Activity
12	Pear Orchard - Northpark Drive to Lake Harbour Road	No Activity
13	Arbor Dr. - Town Center to Ring Road	No Activity
14	County Line - N Frontage to Ridgewood Road	No Activity
15	Ridgeland Avenue - Sunnybrook to U.S. 51	Improvements at Wheatley Intersection



Table 2.2 - 2003 Long Term Recommendations		
Rank	Project	Status
1	Harbor Drive - Lake Harbour to Rice Road	Portion of roadway relocated and widened in 2007
2	Frontage Road Extension - Frontage Road to Trunnell Road	No Activity
3	Dinsmor Crossing Extension - Highland Colony to Frontage Rd	No Activity
4	Livingston Road Connector Highland Colony to Livingston Road	No Activity
5	Watkins Dr. Extension - W. County Line Rd to Old Agency Rd	No Activity
6	Rice Road - Harbor Dr. to City Limits	No Activity
7	Livingston Realignment - Lake Castle to Cavalier Road	No Activity
8	N. Wheatley St. Extension to Madison	No Activity
9	Lake Castle Extension - Livingston Rd to Cavalier Rd	No Activity
10	Pear Orchard Widening - Lake Harbour Dr. to Rice Road	No Activity
11	Avery Road Extension - Town Center to Avery Rd	No Activity

REVIEW OF AREA PROJECTS WITH TRANSPORTATION IMPACTS

Projects were identified in the 2003 Plan that were anticipated to impact the Ridgeland transportation planning process to varying degrees. The current status of each of these projects is summarized in the following paragraphs. In addition to these transportation projects, other developments such as schools, commercial complexes and residential developments have either been constructed during the past eight years or are in various stages of planning or development.

I-55 Interchange at Ridgeland/Madison Corporate Limits

As discussed in the 1996 and 2003 Plans, an interlocal agreement (South Madison County Municipal Transportation Commission) was entered into by and between the City of Madison and the City of Ridgeland for implementation of an interchange and connecting roadways at the Ridgeland/Madison corporate limits. Initial construction began in 2008 of the west side frontage road from Steed Road to Old Agency Road. Construction of the



split-diamond interchange at I-55 and segments of the connector roads providing access to both Madison and Ridgeland have also begun. The remaining segments of the two main connector roads, Madison Avenue to the north and Colony Park Boulevard to the south will be constructed through local participation by the Cities of Madison and Ridgeland, with each responsible for the Right of Way for their respective road as well as 20% construction cost.

County Line Road/Highway 51 Coordinated Traffic Signal System

The City of Jackson has coordinated the signals from the West Frontage Rd. to Wheatley Street. The traffic signals have been connected to the City of Ridgeland’s Traffic Management Center (TMC).



Schools on Sunnybrook Road

Since the opening of Olde Town Middle School and Ridgeland High School, significant impacts to traffic conditions have occurred. Grade improvements and widening of Sunnybrook Road at the entrance to Ridgeland High School, and geometric modifications and a signal at the intersection of Sunnybrook Road and Ridgeland Avenue have been constructed. Currently adjustments to the intersection of Sunnybrook and Jackson Street are part of the I-55 Interchange project.



Old Canton Road Widening – Lake Harbour Drive to Natchez Trace Parkway

The widening of Old Canton Road from Lake Harbour Drive to the Natchez Trace Parkway was constructed in 2005. The project widened the roadway to five lanes. The National Park Service also continued the widening to the City Limits as well as replaced the Natchez Trace Parkway bridge

north into Madison.

U.S. Highway 51 Widening by MDOT

MDOT completed construction of the widening of U.S. Highway 51 in 2006. The roadway was widened to five lanes from the Natchez Trace Parkway north to Hoy Road in Madison.



Multi-Use Path Implementation

The City of Ridgeland has received a Bronze Medal from the League of American Bicyclists, the City of Ridgeland and other agencies have constructed multi-use paths and bike lanes throughout the City. Listed below are projects that were constructed or are under construction since the last Transportation Plan Update:

- Multi-Use Path along Natchez Trace Parkway from Highland Colony Parkway to Hwy 51
- Connection to Jackson Street
- Multi-Use Path along Natchez Trace Parkway from Highland Colony Parkway to Livingston Road (NTP)
- Multi-Use Path along Natchez Trace Parkway from Livingston Road to West City Limits. (Under construction).
- Multi-Use Path along Natchez Trace Parkway from Old Canton Road to the Overlook
- Pearl River Valley Post Oak Road through Old Trace Park
- Overpass over Old Canton Road
- Bike lanes striped along William Boulevard, Centre Street & Woodlands Parkway

Traffic Signal Installations

Several critical intersections within the City of Ridgeland have improved with traffic signal installation. Each one of the following projects warranted the need for a signal and has seen great improvements in its level of service.

- Pear Orchard Road and Rice Road
- Center Street and Ridgewood Road
- Highland Colony Parkway and Steed Road
- Highland Colony Parkway and entrance to Renaissance
- Steed Road and Sunnybrook Road



West County Line Road

The City of Jackson has plans to improve the West County Line Rd. corridor in the Tougaloo area. This project will re-align County Line Rd. east of the Tougaloo campus, connecting the U.S. Highway 51 intersection with East County Line Rd. The project will widen West County Line Rd. to five lanes from Hanging Moss Road to U.S. Highway 51. The modification could potentially increase traffic on the eastern portion of County Line Rd. (east of I-55), especially if development continues along the corridor. An initial phase, the realignment of West County Line Rd to the end of the overall project just west of the existing railroad, has been constructed.



Colony Park (Township and Renaissance)

The Renaissance and Township developments have greatly increased traffic on Highland Colony Parkway, Sunnybrook Road, and Jackson Street. Four signals have been added, along with a bike trail. In addition a frontage road on the west side of I-55 was constructed from Steed Road to Old Agency Road to serve this development.





Development of Olde Towne

With the recent development of the Olde Towne district, Jackson Street now acts as a Collector Road for I-55. In addition, studies of the signal at Perkins Street indicate that once the split diamond interchange and Colony Park Boulevard are constructed, Jackson Street will see much needed relief.

East County Line Road Widening

The widening of East County Line Road from Pear Orchard Road to Old Canton Road was completed in 2007. The five million dollar project widened the roadway to five lanes. The project also included a sidewalk on the north side as well as signal improvements at Pear Orchard and Avery Boulevard.

East County Line Rehabilitation

The purpose of this project was to eliminate the two-way turn lane with a median to produce a safer more pleasant driving environment. Traffic accident data suggested that the center turn lane was to blame for East County Line Road's poor performance. The Ridgeland Police Department reported a 52 percent reduction in severe traffic collisions and a 22 percent reduction in overall accidents along the one-mile length of County Line Road during the 12 month period after the project was completed in November, 2005.

Proposed Redesign of I-55/I-220 Interchange and Frontage

In 2011 MDOT completed a study and the environmental assessment for the redesign of the I-55/I-220 interchange. The proposed project includes relocation of the I-220 overpass to accommodate additional lanes for I-55, additional frontage roads and realignment of the ramps for the Natchez Trace Parkway. The project received a F.O.N.S.I.(Finding of No Significant Impact) in 2011.



LEVEL-OF-SERVICE ANALYSIS UPDATE

Level of Service

Level of Service A - is defined as relatively free traffic flow with traffic volumes that are between 0% and 35% of capacity;

Level of Service B - is defined as stable traffic flow with traffic volumes that are between 35% and 50% of capacity;

Level of Service C - is also defined as stable traffic flow with traffic volumes that are between 50% and 62% of capacity;

Level of Service D - is defined as high-density stable traffic flow with traffic volumes that range from 62% to 75% of capacity;

Level of Service E - is defined as capacity level with traffic volumes that range from 75% to 100% of capacity; and

Level of Service F - is defined as the level of service where traffic is forced and there exist frequent breakdowns in traffic flow. Traffic volumes generally exceed 100% of a roadway's capacity

The main intent behind a transportation plan is to identify and remediate both existing and future deficiencies in the transportation system and road network. The primary method of determining deficiencies in a transportation system is through a level-of-service (LOS) analysis. The LOS analysis is beneficial in understanding the overall comfort and ease of travel on a given section of road as well as helping to prioritize areas of greatest need. The LOS classification is organized into six different categories, based on an A through F designation, with A being the most pleasant driving experience and F being the worst. In general, at an LOS of D or higher drivers begin to experience unfavorable driving conditions.

The present section discusses the LOS for roadways and critical intersections. The network of streets evaluated in this Transportation Plan typically excluded residential areas except for residential streets that have either changed in character (i.e., Lake Harbour Dr.) or are used as collectors.



ROADWAYS

The LOS for a roadway is based on its overall capacity and the amount of capacity consumed by vehicles. Basically, the more cars there are on the road the lower the LOS rating will be. The classification is based on the type of road (freeway, arterial, collector, etc.) and the number of lanes. The data used for classifying a given street type and volume are summarized in Table 2.3. The LOS classification system was obtained from the local MPO (Central Mississippi Planning and Development District).

Table 2.3 - Average Daily Traffic Volumes for Generalized Roadways

Facility Type	Level of Service					
	A	B	C	D	E	F
Freeway						
4 Lane	23,800	34,000	42,160	51,000	68,000	>68,000
6 Lane	35,700	51,000	63,420	76,500	102,000	>102,000
Arterial						
2 Lane w/o Left Turn Lane	3,850	5,500	6,820	8,250	11,000	>11,000
2 Lane w/ Left Turn Lane	5,250	7,500	9,300	11,250	15,000	>15,000
4 Lane Undivided	8,050	11,500	14,260	17,250	23,000	>23,000
4 Lane Divided	9,450	13,500	16,740	20,250	27,000	>27,000
6 Lane Divided	13,650	19,500	24,180	29,250	39,000	>39,000
8 Lane Divided	17,850	25,500	31,620	38,250	51,000	>51,000
Collector						
2 Lane w/o Left Turn Lane	3,500	5,000	6,200	7,500	10,000	>10,000
2 Lane w/ Left Turn Lane	4,200	6,000	7,440	9,000	12,000	>12,000
4 Lane Undivided	7,000	10,000	12,400	15,000	20,000	>20,000
4 Lane Divided	8,400	12,000	14,880	18,000	24,000	>24,000



EXISTING CONDITIONS

ROADWAYS

The findings of the current condition LOS analysis were compared with the corresponding data from the 2003 analysis, where direct comparison was achievable. This comparison allowed the determination of which roadway segments and interchanges have experienced the most significant changes in capacity during recent years. The comparative analysis is shown in Table 2.4, and existing conditions are illustrated on Exhibit 2.1.

While most of the roads in Ridgeland operate under acceptable conditions, several of the major arterials are operating at undesirable levels. The corridors that are currently operating at LOS D or lower are shown below.

LOS D OR LOWER CORRIDORS		
County Line Road	Harbor Drive	Rice Road
Old Canton Road	Lake Harbour Dr./Spillway Rd.	Pear Orchard Drive
Wheatley Street	North Park Drive	Ridgewood Road
US Hwy 51	Jackson Street (Ave.)	

Table 2.4
Existing Conditions

Roadway Segment	2003 Analysis		2012 Analysis		% Change in ADT
	ADT	LOS	ADT	LOS	
COUNTY LINE ROAD					
I-55 to Ridgewood Road	33,000	F	40,000	F	21.2%
Ridgewood Road to Wheatley Street	31,000	F	28,000	F	-9.7%
Wheatley Street to Pear Orchard	29,300	F	28,000	F	-4.4%
Pear Orchard Road to Old Canton Road	18,000	F	17,000	D	-5.6%
OLD CANTON ROAD					
County Line Road to Lake Harbour Drive	17,000	D	18,000	D	5.9%
Lake Harbour Drive to Natchez Trace Parkway	16,700	F	25,000	E	49.7%
Natchez Trace Parkway to Northern City Limits	11,000	F	13,000	B	18.2%
SPILLWAY ROAD					
Spillway Dam to Harbor Dr	21,000	E	28,000	F	33.3%
LAKE HARBOUR DRIVE					
Hwy 51 to Wheatley Street	14,000	E	15,000	F	7.1%
Wheatley Street to Pear Orchard	11,000	E	13,000	E	18.2%
Pear Orchard to Old Canton Road	13,000	F	19,000	E	46.2%
Harbor Drive to Old Canton Road	25,200	E	38,000	F	50.8%
HARBOR DRIVE					
Spillway Road to Rice Road	8,600	E			
RICE ROAD					
Hwy 51 to Pear Orchard Road	9,600	E			
Pear Orchard Road to Old Canton Road	10,500	F	9,000	E	-14.3%
Old Canton Road to Harbor Drive	12,400	E	17,000	F	37.1%
Harbor Drive to Post Oak Road	7,100	F			
SCHOOL STREET					
Hwy 51 to Wheatley Street	4,500	B			
Wheatley Street to Pear Orchard	5,400	C			
PEAR ORCHARD DRIVE					
County Line Road to North Park Drive	11,000	B	11,000	B	0.0%
North Park Drive to Lake Harbour Drive	9,600	E	11,000	C	14.6%
Lake Harbour Drive to Rice Road	6,000	C	11,000	C	83.3%
NORTH PARK DRIVE					
Pear Orchard Road to Lake Harbour Drive	6,900	D	7,000	D	1.4%
SOUTH WHEATLEY STREET					
County Line Road to Mall Entrance	8,400	D	7,000	C	-16.7%
Mall Entrance to Lake Harbor Drive	8,600	D	7,000	E	-18.6%
Lake Harbour Drive to School Street	5,200	C	7,000	E	34.6%

Table 2.4
Existing Conditions

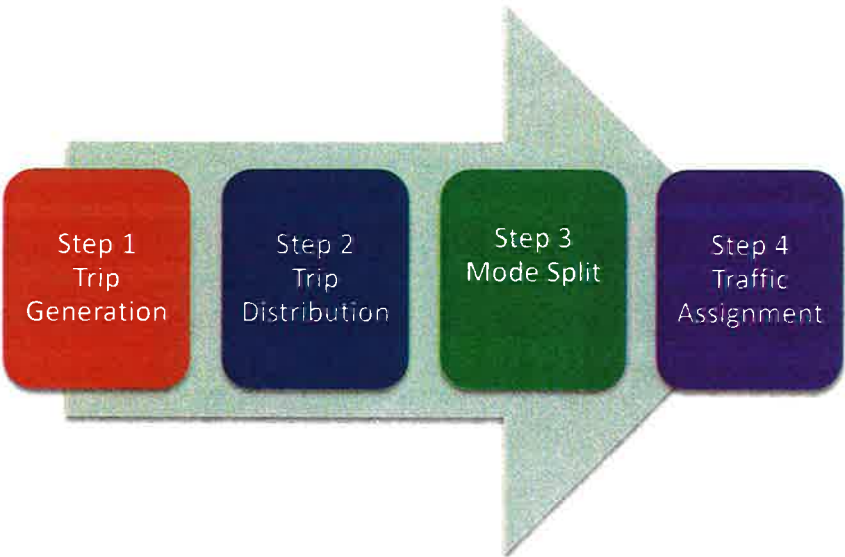
Roadway Segment	2003 Analysis		2012 Analysis		% Change in ADT
	ADT	LOS	ADT	LOS	
RIDGEWOOD ROAD					
County Line Road to Centre Street	7,500	C	7,000	A	-6.7%
Centre Street to U.S. Hwy 51	8,800	E	7,000	C	-20.5%
U.S. HIGHWAY 51					
I-55 to Ridgewood Road	16,000	C	16,000	C	0.0%
Ridgewood Road to Lake Harbour Drive	24,300	E	30,000	E	23.5%
Lake Harbour Drive to Jackson Street	21,300	F	28,000	F	31.5%
Jackson Street to City Limits	19,600	F	18,000		-8.2%
JACKSON STREET					
I-55 to Sunnybrook	14,000	E	24,000	F	71.4%
Sunnybrook to Perkins Street	12,000	E	18,000	F	50.0%
Madison Drive to U.S. Hwy 51	13,000	E			
U.S. Hwy 51 to end of Jackson Street	2,100	A	2,200	A	4.8%
RIDGELAND AVENUE					
Sunnybrook Drive to Wheatley Street	5,500	C			
SUNNYBROOK ROAD					
Jackson Street to Ridgeland Avenue	4,400	B	8,600	E	95.5%
Ridgeland Avenue to Corporate Limits	3,600	A			
STEED ROAD					
Richardson Road to Highland Colony Parkway	4,400	B			
HIGHLAND COLONY PARKWAY					
Corporate Limits to Steed Road	6,500	A			
Steed Road to Old Agency Road	6,200	A	10,000	B	61.3%
Old Agency Road to Dinsmor Crossing	4,800	A	7,900	A	64.6%
Dinsmor Crossing to Corporate Limits	6,600	A			
OLD AGENCY PARKWAY					
Highland Colony Parkway to Dinsmor Crossing	4,900	B	5,500	C	12.2%
Dinsmor Crossing to Corporate Limits	4,700	B			
INTERSTATE 55					
Southbound from Natchez Trace Parkway ramp to I-220	21,100	A	96,000	F	355.0%
Northbound from I-220 to Natchez Trace Parkway ramp	21,100	A			
I-220 to Corporate Limits (South Bound)	42,000	C	68,000	D	61.9%
Corporate Limits to I-220 (North Bound)	42,000	C			

TRANSPORTATION NETWORK MODELING

Travel demand models are developed to predict future traffic on the street and highway system within an area. The models are initially developed using existing land uses to duplicate travel for the base year. How well the model duplicates base year conditions is considered as an indication of how well it will predict future travel. If the model cannot produce traffic volumes similar to those observed on existing streets and highways, then the model is reevaluated and adjustments are made. This adjustment or calibration process continues until the model is adequately simulating base year traffic conditions. After the model is calibrated, projections of future land uses are used as input into the model to predict future travel demand.

TRAVEL DEMAND MODELING PROCESS

Street travel demand in the Ridgeland area was analyzed using a standard travel demand modeling process. The standard modeling process is defined by a four-step analysis procedure:



As the standard transportation demand modeling process in the State of Mississippi deals only with private transportation, (i.e., not public transit), Step #3, mode split, is ignored.

The Mississippi Department of Transportation has adopted a transportation demand modeling package known as TransCAD, developed by the Caliper

Corporation. TransCAD performs the various steps required in the modeling process. The following sections address the modeling process in more detail.

STREET NETWORK

The network file is an abstract, computerized representation of the actual street network. The network file is created by transferring a street map to a form that can be processed by the computer program. The street network includes all streets that are classified as a collector or higher grade. At each intersection, node numbers are assigned. These node numbers are used to define individual links in the street network. The length, carrying capacity, and average speed of each link in the network is coded as part of the street network description. TAZ's are connected to the street network by imaginary lines through which the trips produced in or attracted to each TAZ may gain access to the street system. This entire abstract description of the actual street network is coded, entered into the computer, and becomes the network file for the study area.

TRIP GENERATION

The trip generation model translates land use data into numbers of trips. Given the land uses for a particular TAZ, the trip generation model predicts the number of trips that will be produced by that TAZ and the number of trips that will be attracted to that TAZ from all other TAZ's in the study area.

To perform trip generation, the relationships between observed travel and land use are defined through the use of mathematical equations and ratios. To determine the total number of trips that a

TRIP PURPOSES



TAZ may produce or attract, the number of dwelling units, developed commercial acres and developed industrial acres within that TAZ are multiplied by the appropriate trip generation rate. Using this process productions and attractions are produced for each TAZ. The trip generation model produces production and attraction data files for six trip purposes.

TRIP DISTRIBUTION



After trip generation has been completed, the productions and attractions for each TAZ are calculated. Trip distribution is the process by which the trips originating in one TAZ are distributed to other TAZ's throughout the study area. The output from trip distribution is a set of tables called trip tables that show travel flow between each pair of zones.

The method used to distribute trips throughout the Ridgeland study area was the gravity model. In the gravity model, the number of trips between two areas is directly proportional to the amount of activity in the areas and inversely proportional to the separation between the areas (represented as a function of travel time). In other words, the areas farther from each other will tend to exchange fewer trips. The generalized formula for the gravity model relates the desire for travel to three factors: 1) trip productions; 2) trip attractions; and 3) friction factors. The formula is:

$$\text{Trips} = \frac{\text{Prods}_i(\text{Attr}_j)(\text{FF}_{ij})}{(\text{Attr}_i)(\text{FF}_{ij})}$$

Where: Prods_i = productions at origin zone *i*

Attr_j = attractions at destination zone *j*

FF_{ij} = friction factor between origin zone *i* and destination zone *j*

The effect of travel time on the exchange of trips between two zones is represented by a friction factor. Simply stated, a friction factor represents the level of accessibility, between each zone with higher value meaning "greater accessibility" and lower travel time. Each trip purpose must have a set of friction factors. The maximum time value of friction factors used in the Ridgeland model was 60 minutes.

TRAFFIC ASSIGNMENT

In trip generation, the number of trips by zone was forecast. Those forecast trips were then given destinations by trip distribution. Assigning these trips to specific routes and establishing traffic volumes is the last phase of the forecasting process. In the assignment process the existing trip tables that are produced in the trip distribution step of the modeling process are used to assign base year trips to the base year network. Trips between any two zones will generally follow the path (street links) between

zones that require the least amount of travel time. In determining time to go from one zone to another, delays due to congestion are taken into consideration.

The equilibrium assignment process, which was used in this study, considers demand in relation to capacity. The equilibrium assignment technique consists of a series of “all or nothing” loadings with an adjustment of travel time according to delays encountered in the associated iteration. The assignment from each iteration is combined with the assignment for the previous iteration in such a way as to minimize the travel time of each trip. As a result of these time adjustments, the loadings of different iterations may be assigned to different paths. By combining information from various iterations, the number of iterations required to reach equilibrium is reduced. Equilibrium occurs when no trip can be made by an alternate path without increasing the total travel time of all trips on the network.

MODEL CALIBRATION

Trips cannot be merely assigned to the street network. The model has to be calibrated to assure that it is replicating existing traffic volumes as closely as possible. Travel demand models are run to predict link volumes, which are then compared to actual traffic counts at selected locations along screenlines and cutlines. Screenlines are imaginary lines established to intercept traffic flows through a study area and are usually located along physical barriers such as rivers or railroads. Cutlines are shorter than screenlines; they measure traffic volumes in a corridor. The base year model assignment was compared to actual traffic volumes crossing the screenlines, and adjustments were made to the input model data set until assigned traffic volumes approximated actual screenline traffic volumes. When all of the reasonable adjustments and factors were included in the model, a final assignment was made. The final assignment was compared to performance measures based on national averages from studies of other urbanized areas. The total of the ground counts compared to the total of the model assignments for all of the screenlines should not be more than five percent. The percent error for the Ridgeland model was less than three percent.

FUTURE PRODUCTIONS AND ATTRACTIONS

The trip generation model was used to calculate future productions and attractions in the same manner as base year productions and attractions were calculated. The future land use data, presented



in an earlier section of this report, were used to calculate the future year productions and attractions. Internal-external productions and external productions and attractions were calculated using historical traffic growth patterns at the external boundaries of the study area.

FUTURE YEAR TRIP TABLE

Future productions and attractions were distributed using the gravity model according to the methodology used to distribute the existing year productions and attractions. Resultant trip tables for each of the six trip purposes for the future were produced. These trip tables were added and then converted to origin-destination format.

No-BUILD CONDITIONS (2035)

The purpose of the No-Build model is to project levels of services and deficiencies with forecasted traffic volumes to help determine problem areas if no additional improvements are made. The travel demand generated by the land use plan is assigned to the existing street network. The model results give planners and policy makers a basis for making infrastructure recommendations and decisions based on the foreseen deficiencies. The results are also used to guide the planning process and demonstrate where future problems might occur. The focus of the No-Build model is primarily to reveal the most immediate needs in the area anticipating that these needs will be addressed prior to undesirable traffic conditions. The No-Build model consists of the existing street network and projects under construction modeled against the future build-out scenario. The future build-out conditions are based on socio-economic data along with the type and density of development assumed to occur within the planning area. The information used in the No-Build model was created from census data, the future land use map for the City of Ridgeland, and input from the City and stakeholders (Table 3.1). The results of the No-Build model are tabulated on Table 3.2 and can be seen in graphical form on Exhibit 3.2.

In the No-Build scenario there are few roadways that remain at an acceptable level-of-service. It is important to note that while widening roads may improve the conditions on some roads, many of the main arterials will remain at a LOS of F. Therefore, new roads that parallel these congested corridors should be considered in order to maintain acceptable levels of service throughout the transportation system.



Legend

Level of Service (2010)

- A - Flows free
- B - Reasonably free flow
- C - Stable flow
- D - Approaching unstable flow
- E - Unstable flow
- F - Forced or breakdown flow

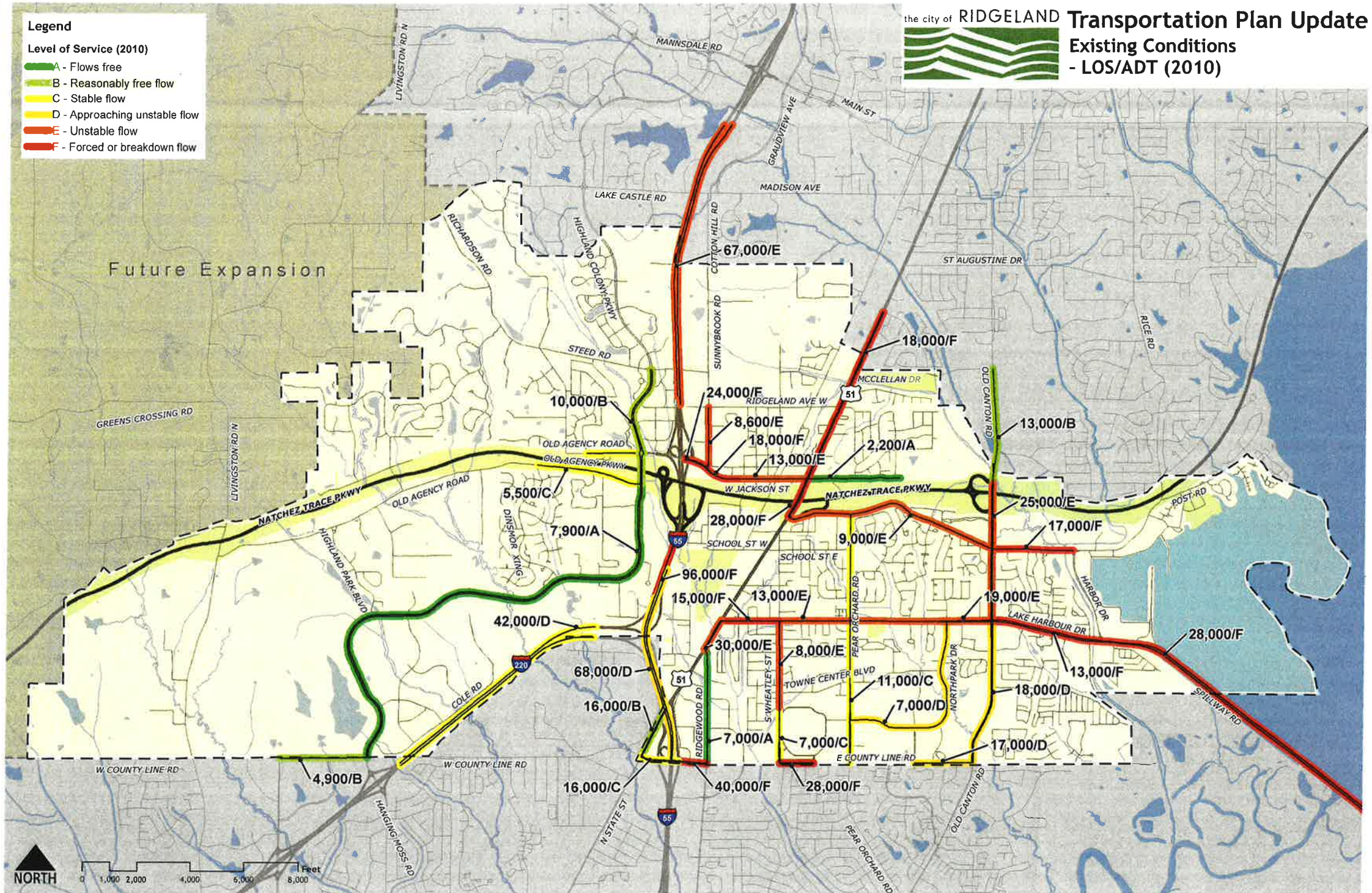


Table 3.1 - Socio-Economic Data (2010-2035)

2010 SOCIO-ECONOMIC DATA RIDGELAND, MISSISSIPPI							2035 SOCIO-ECONOMIC DATA RIDGELAND, MISSISSIPPI						
ZONE	POPULATION	TOTAL HOUSING UNITS	OCCUPIED HOUSING UNITS	TOTAL EMPLOYMENT	RETAIL EMPLOYMENT	SCHOOL ENROLLMENT	ZONE	POPULATION	TOTAL HOUSING UNITS	OCCUPIED HOUSING UNITS	TOTAL EMPLOYMENT	RETAIL EMPLOYMENT	SCHOOL ENROLLMENT
1	536	245	230	0	0	0	1	613	280	264	0	0	0
2	1558	534	528	26	12	0	2	3035	1041	1039	42	25	0
3	514	434	398	71	60	0	3	588	497	455	140	127	0
4	1028	692	627	221	207	0	4	1176	792	718	327	310	0
5	1087	575	534	320	157	0	5	1749	926	860	636	318	0
6	1079	714	652	506	339	0	6	1235	817	745	638	447	0
7	0	0	0	207	115	0	7	0	0	0	383	219	0
8	550	289	258	1175	40	0	8	629	330	295	1438	81	0
9	0	0	0	237	90	0	9	0	0	0	419	103	0
10	1256	880	831	607	111	0	10	1437	1007	951	1272	212	0
11	89	104	85	2992	2502	0	11	102	119	97	3806	3246	0
12	511	284	273	106	92	0	12	607	337	324	121	105	0
13	744	413	399	468	150	0	13	915	508	491	612	231	0
14	1441	551	532	37	3	0	14	1803	689	666	43	4	0
15	447	171	168	8	0	0	15	511	196	192	9	0	0
16	182	87	87	322	168	0	16	270	129	129	428	251	0
17	885	322	310	345	83	0	17	604	223	212	657	151	0
18	0	0	0	749	408	0	18	0	0	0	887	496	0
19	1936	684	587	284	106	407	19	4134	1459	1251	484	227	848
20	1950	1038	860	235	204	0	20	3392	1805	1496	424	371	0
21	254	135	112	198	112	0	21	512	272	226	424	382	0
22	804	429	386	251	217	0	22	1075	573	516	405	366	0
23	85	45	41	300	271	0	23	97	52	47	491	428	0
24	47	20	19	220	106	0	24	54	23	21	310	180	0
25	19	8	7	379	123	0	25	21	9	8	636	207	0
26	0	0	0	168	138	0	26	0	0	0	360	297	0
27	430	230	197	115	50	1028	27	689	363	324	212	106	2205
28	273	115	111	136	53	0	28	555	231	226	212	106	0
29	15	9	7	132	59	0	29	18	10	8	269	126	0
30	18	10	8	346	49	0	30	20	11	9	690	106	0
31	1101	394	378	0	0	0	31	2361	844	811	0	0	0
32	2063	1156	1156	286	44	604	32	3725	2088	2088	424	50	1260
33	233	63	62	41	15	0	33	266	72	71	62	32	0
34	53	14	14	167	60	0	34	61	16	16	206	83	0
35	8	2	2	36	15	0	35	9	3	3	56	32	0
36	0	0	0	188	0	0	36	0	0	0	274	0	0
37	1332	475	457	876	412	0	37	1805	643	619	1545	727	0
38	367	131	126	140	86	0	38	787	281	270	247	62	0
39	1588	566	545	219	21	0	39	2477	883	850	265	39	0
40	85	42	30	2075	148	434	40	97	48	34	2712	318	636
41	2628	1296	919	247	99	0	41	5631	2778	1969	530	212	0
42	928	488	324	372	99	0	42	1956	965	864	742	212	0
43	1264	649	460	618	29	0	43	2698	1331	944	1324	63	0
44	0	0	0	706	118	0	44	0	0	0	1514	252	0
45	351	123	114	1776	1063	0	45	738	259	238	3808	2281	0
46	1068	374	346	994	203	0	46	2147	752	695	2120	424	0
47	318	111	103	179	49	924	47	666	233	216	318	106	1261
48	592	207	192	11	11	0	48	1181	414	382	13	13	0
49	1032	361	333	0	0	415	49	2021	708	653	0	0	504
50	0	0	0	483	414	0	50	0	0	0	612	532	0
51	0	0	0	352	94	0	51	0	0	0	418	122	0
52	229	108	103	40	26	0	52	262	124	117	61	44	0
53	73	20	18	284	189	0	53	83	23	20	339	231	0
54	0	0	0	555	179	0	54	0	0	0	753	323	0
TOTAL	33051	15568	13929	21806	9486	3812	TOTAL	54812	25164	22240	35118	15386	6714

Table 3.1 - Socio-Economic Data (2010 - 2035)

Share page

City of Ridgeland, Mississippi
Transportation Planning
Ridgeland Transportation Map 2024
3/13/2024

Legend

 Traffic Analysis Zones (TAZ)



Transportation Plan Update

Traffic Analysis Zones (TAZ)

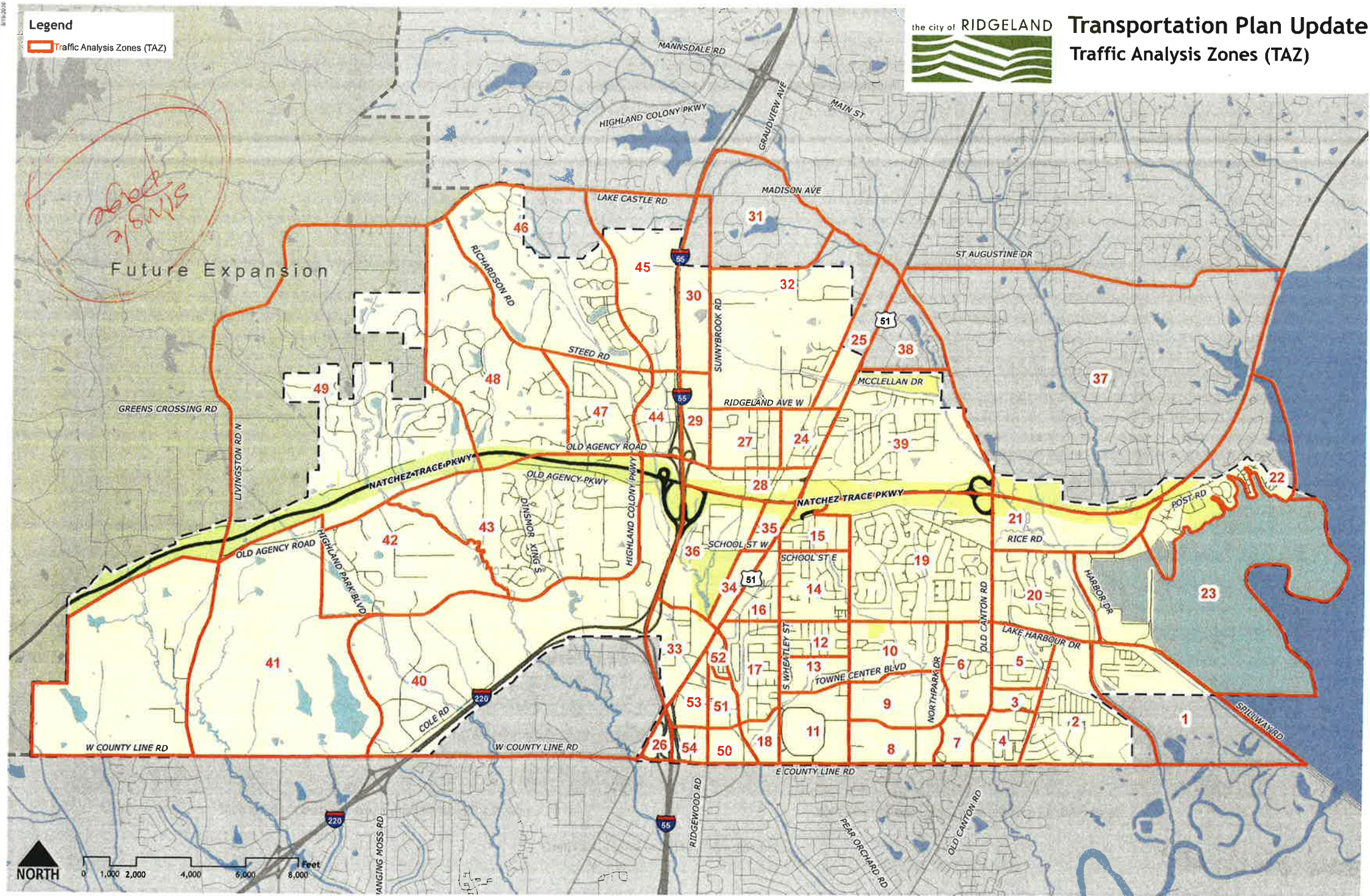


Table 3.2
Comparative Analysis of 2011 to 2035 (No-Build Model)

Roadway Segment	2003 Analysis		2012 Analysis		% Change in ADT	2035 Analysis		% Change in ADT
	ADT	LOS	ADT	LOS		ADT	LOS	
COUNTY LINE ROAD								
I-55 to Ridgewood Road	33,000	F	40,000	F	21.2%	58,000	F	45.0%
Ridgewood Road to Wheatley Street	31,000	F	28,000	F	-9.7%	48,000	F	71.4%
Wheatley Street to Pear Orchard	29,300	F	28,000	F	-4.4%	48,000	F	71.4%
Pear Orchard Road to Old Canton Road	18,000	F	17,000	D	-5.6%	26,000	F	52.9%
OLD CANTON ROAD								
County Line Road to Lake Harbour Drive	17,000	D	18,000	D	5.9%	25,000	E	38.9%
Lake Harbour Drive to Natchez Trace Parkway	16,700	F	25,000	E	49.7%	31,000	F	24.0%
Natchez Trace Parkway to Northern City Limits	11,000	F	13,000	B	18.2%	18,000	E	38.5%
SPILLWAY ROAD								
Spillway Dam to Harbor Dr	21,000	E	28,000	F	33.3%	53,000	F	89.3%
LAKE HARBOUR DRIVE								
Hwy 51 to Wheatley Street	14,000	E	15,000	F	7.1%	28,000	F	86.7%
Wheatley Street to Pear Orchard	11,000	E	13,000	E	18.2%	22,000	F	69.2%
Pear Orchard to Old Canton Road	13,000	F	19,000	E	46.2%	34,000	F	78.9%
Harbor Drive to Old Canton Road	25,200	E	38,000	F	50.8%	64,000	F	68.4%
HARBOR DRIVE								
Spillway Road to Rice Road	8,600	E					F	
RICE ROAD								
Hwy 51 to Pear Orchard Road	9,600	E				13,000	F	
Pear Orchard Road to Old Canton Road	10,500	F	9,000	E	-14.3%	18,000	F	100.0%
Old Canton Road to Harbor Drive	12,400	E	17,000	F	37.1%	32,000	F	88.2%
Harbor Drive to Post Oak Road	7,100	F				17,000	F	
SCHOOL STREET								
Hwy 51 to Wheatley Street	4,500	B						
Wheatley Street to Pear Orchard	5,400	C						
PEAR ORCHARD DRIVE								
County Line Road to North Park Drive	11,000	B	11,000	B	0.0%	16,000	E	45.5%
North Park Drive to Lake Harbour Drive	9,600	E	11,000	C	14.6%	16,000	F	45.5%
Lake Harbour Drive to Rice Road	6,000	C	11,000	C	83.3%	16,000	F	45.5%
NORTH PARK DRIVE								
Pear Orchard Road to Lake Harbour Drive	6,900	D	7,000	D	1.4%	12,000	E	71.4%
SOUTH WHEATLEY STREET								
County Line Road to Mall Entrance	8,400	D	7,000	C	-16.7%	19,000	F	171.4%
Mall Entrance to Lake Harbor Drive	8,600	D	7,000	E	-18.6%	14,000	F	100.0%
Lake Harbour Drive to School Street	5,200	C	7,000	E	34.6%	11,000	E	57.1%
RIDGEWOOD ROAD								
County Line Road to Centre Street	7,500	C	7,000	A	-6.7%	13,000	C	85.7%
Centre Street to U.S. Hwy 51	8,800	E	7,000	C	-20.5%	11,000	E	57.1%
U.S. HIGHWAY 51								
I-55 to Ridgewood Road	16,000	C	16,000	C	0.0%	33,000	F	106.3%
Ridgewood Road to Lake Harbour Drive	24,300	E	30,000	E	23.5%	54,000	F	80.0%
Lake Harbour Drive to Jackson Street	21,300	F	28,000	F	31.5%	52,000	F	85.7%
Jackson Street to City Limits	19,600	F	18,000		132888	36,000	F	100.0%
JACKSON STREET								

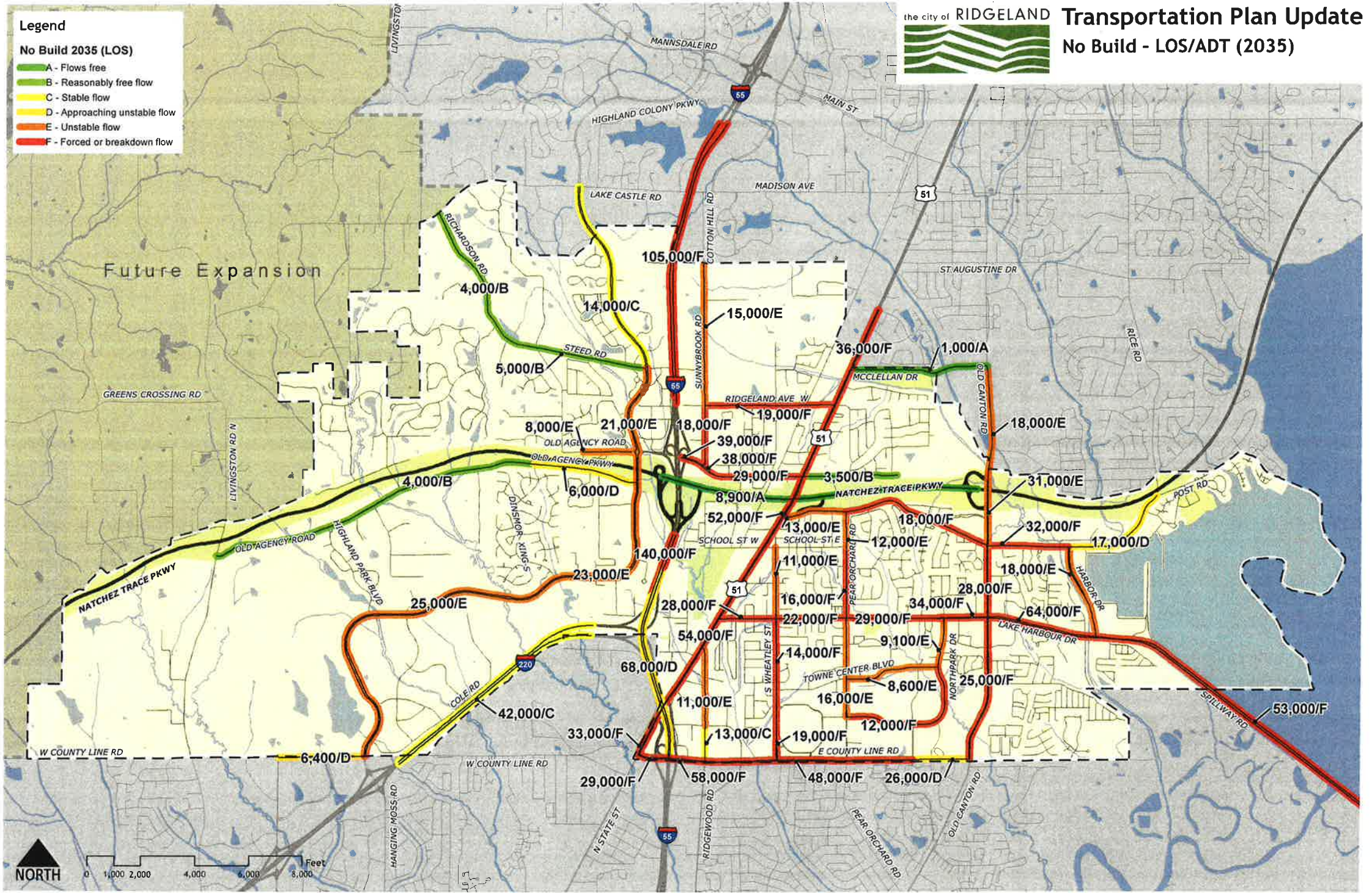
Table 3.2
Comparative Analysis of 2011 to 2035 (No-Build Model)

Table 3.2
Comparative Analysis of 2011 to 2035 (No-Build Model)

Roadway Segment	2003 Analysis		2012 Analysis		% Change in ADT	2035 Analysis		% Change in ADT
	ADT	LOS	ADT	LOS		ADT	LOS	
I-55 to Sunnybrook	14,000	E	24,000	F	71.4%	39,000	F	62.5%
Sunnybrook to Perkins Street	12,000	E	18,000	F	50.0%	29,000	F	61.1%
U.S. Hwy 51 to end of Jackson Street	2,100	A	2,200	A	4.8%	3,500	B	59.1%
RIDGELAND AVENUE								
Sunnybrook Drive to Wheatley Street	5,500	C				19,000	F	
SUNNYBROOK ROAD								
Jackson Street to Ridgeland Avenue	4,400	B	8,600	E	95.5%	18,000	F	109.3%
Ridgeland Avenue to Corporate Limits	3,600	A				15,000	E	
STEED ROAD								
Richardson Road to Highland Colony Parkway	4,400	B				5,000	B	
HIGHLAND COLONY PARKWAY								
Corporate Limits to Steed Road	6,500	A					D	
Steed Road to Old Agency Road	6,200	A	10,000	B	61.3%	24,000	E	140.0%
Old Agency Road to Dinsmor Crossing	4,800	A	7,900	A	64.6%	23,000	E	191.1%
Dinsmor Crossing to Corporate Limits	6,600	A					E	
OLD AGENCY PARKWAY								
Highland Colony Parkway to Dinsmor Crossing	4,900	B	5,500	C	12.2%	6,000	D	9.1%
Dinsmor Crossing to Corporate Limits	4,700	B				4,000	B	
INTERSTATE 55								
Southbound from Natchez Trace Parkway ramp to I-220	21,100	A	96,000	F	355.0%	140,000	F	45.8%
Northbound from I-220 to Natchez Trace Parkway ramp	21,100	A					F	
I-220 to Corporate Limits (South Bound)	42,000	C	68,000	D	61.9%	68,000	D	0.0%
Corporate Limits to I-220 (North Bound)	42,000	C					F	

Table 3.2
Comparative Analysis of 2011 to 2035 (No-Build Model)

P:\Ridgeland_City_4117010066_Transportation_Plan\MOSSCity of Ridgeland Transportation Map 2035 No Build.mxd 2/16/2016



ALTERNATIVES ANALYSIS

After the No-Build model has been created and evaluated, an alternatives analysis process is used to determine the most beneficial additions to the existing street system. Each alternative, which includes several new streets and widening projects, is tested against the No-Build model conditions and results in a new network of streets with different traffic conditions. The results are tested against each other to determine the alternative that provides the greatest increase in mobility and economic development potential as well as overall decreases in traffic congestion at the lowest possible cost. The basic philosophy used throughout the alternatives analysis process is that new roads are preferred to widening of existing roads, but all scenarios were considered. In general, new roads increase development potential, limit neighborhood and business impacts, provide a “network” of streets, and limit construction related traffic congestion often experienced during road widening projects.

TRANSPORTATION SYSTEM IMPROVEMENT PLAN

The recommendations in the improved plan were included based on modeling results, recommendations from the “Ridgeland Area Master Plan 2008” (RAMP), and other City input. The improvements in the plan included adding travel lanes to existing streets, extensions of current streets and the construction of new streets. The modeling results from the recommended plan are illustrated in Exhibit 3.3. The comparative impact of these improvements can be seen in Table 3.3, the “2035 Build/No Build Comparison”.



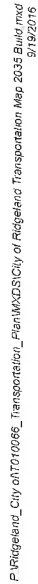


Table 3.3
Comparative Analysis of 2011 to 2035 (No-Build Model)

Roadway Segment	2012 Analysis			2035 Analysis			Build 2035 Analysis		
	ADT	LOS	% Change in ADT	ADT	LOS	% Change in ADT	ADT	LOS	% Change in ADT
COUNTY LINE ROAD									
I-55 to Ridgewood Road	40,000	F	21.2%	58,000	F	45.0%	48,000	F	-20.8%
Ridgewood Road to Wheatley Street	28,000	F	-9.7%	48,000	F	71.4%	48,000	F	0.0%
Wheatley Street to Pear Orchard	28,000	F	-4.4%	48,000	F	71.4%	45,000	F	-6.7%
Pear Orchard Road to Old Canton Road	17,000	D	-5.6%	26,000	F	52.9%	25,000	F	-4.0%
OLD CANTON ROAD									
County Line Road to Lake Harbour Drive	18,000	D	5.9%	25,000	E	38.9%	24,000	F	-4.2%
Lake Harbour Drive to Natchez Trace Parkway	25,000	E	49.7%	31,000	F	24.0%	25,200	F	-23.0%
Natchez Trace Parkway to Northern City Limits	13,000	B	18.2%	18,000	E	38.5%	18,000	E	0.0%
SPILLWAY ROAD									
Spillway Dam to Harbor Dr	28,000	F	33.3%	53,000	F	89.3%	48,000	F	-10.4%
LAKE HARBOUR DRIVE									
Hwy 51 to Wheatley Street	15,000	F	7.1%	28,000	F	86.7%	34,000	F	17.6%
Wheatley Street to Pear Orchard	13,000	E	18.2%	22,000	F	69.2%	26,000	F	15.4%
Pear Orchard to Old Canton Road	19,000	E	46.2%	34,000	F	78.9%	36,000	F	
Hwy 51 to Highland Colony Parkway							22,000	E	
Harbor Drive to Old Canton Road	38,000	F	50.8%	64,000	F	68.4%	53,000	F	-20.8%
HARBOR DRIVE									
Spillway Road to Rice Road				18,000	E		19,000	E	
RICE ROAD									
Hwy 51 to Pear Orchard Road				13,000	F		21,000	E	38.1%
Pear Orchard Road to Old Canton Road	9,000	E	-14.3%	18,000	F	100.0%	19,000	D	5.3%
Old Canton Road to Harbor Drive	17,000	F	37.1%	32,000	F	88.2%	33,000	F	3.0%
Harbor Drive to Post Oak Road				17,000	F		17,000	D	
SCHOOL STREET									
Freedom Ridge to Wheatley Street							3,000	B	
Wheatley Street to Pear Orchard							7,000	D	
PEAR ORCHARD DRIVE									
County Line Road to North Park Drive	11,000	B	0.0%	16,000	E	45.5%	21,000	E	23.8%
North Park Drive to Lake Harbour Drive	11,000	C	14.6%	16,000	F	45.5%	21,000	E	23.8%
Lake Harbour Drive to Rice Road	11,000	C	83.3%	16,000	F	45.5%	14,600	C	-9.6%
NORTH PARK DRIVE									
Pear Orchard Road to Lake Harbour Drive	7,000	D	1.4%	12,000	E	71.4%	16,000	F	25.0%
SOUTH WHEATLEY STREET									
County Line Road to Mall Entrance	7,000	C	-16.7%	19,000	F	171.4%	18,000	F	-5.6%
Mall Entrance to Lake Harbor Drive	7,000	E	-18.6%	14,000	F	100.0%	17,000	F	17.6%
Lake Harbour Drive to School Street	7,000	E	34.6%	11,000	E	57.1%	14,000	F	21.4%
RIDGEWOOD ROAD									
County Line Road to Centre Street	7,000	A	-6.7%	13,000	C	85.7%	17,000	E	23.5%
Centre Street to U.S. Hwy 51	7,000	C	-20.5%	11,000	E	57.1%	17,000	E	35.3%
U.S. HIGHWAY 51									
I-55 to Ridgewood Road	16,000	C	0.0%	33,000	F	106.3%	33,000	F	0.0%
Ridgewood Road to Lake Harbour Drive	30,000	E	23.5%	54,000	F	80.0%	42,000	F	-28.6%

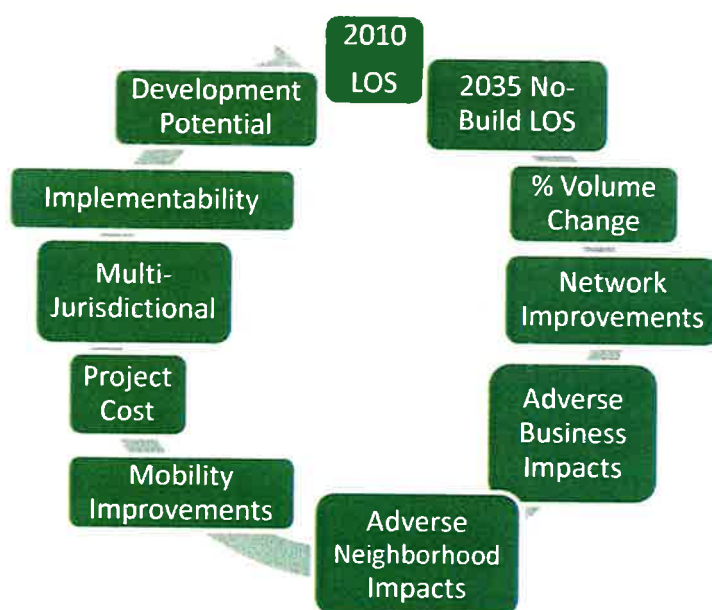
Table 3.3
Comparative Analysis of 2011 to 2035 (No-Build Model)

Table 3.3
Comparative Analysis of 2011 to 2035 (No-Build Model)

Roadway Segment	2012 Analysis			2035 Analysis			Build 2035 Analysis		
	ADT	LOS	% Change in ADT	ADT	LOS	% Change in ADT	ADT	LOS	% Change in ADT
Lake Harbour Drive to Jackson Street	28,000	F	31.5%	52,000	F	85.7%	49,000	F	-6.1%
Jackson Street to City Limits	18,000		-8.2%	36,000	F	100.0%	36,000	F	0.0%
JACKSON STREET									
I-55 to Sunnybrook	24,000	F	71.4%	39,000	F	62.5%	36,000	F	-8.3%
Sunnybrook to Perkins Street	18,000	F	50.0%	29,000	F	61.1%	26,000	F	-11.5%
U.S. Hwy 51 to end of Jackson Street	2,200	A	4.8%	3,500	B	59.1%	3,000	F	-16.7%
RIDGELAND AVENUE									
Sunnybrook Drive to Wheatley Street				19,000	F		16,000	F	-18.8%
SUNNYBROOK ROAD									
Jackson Street to Ridgeland Avenue	8,600	E	95.5%	18,000	F	109.3%	18,000	D	0.0%
Ridgeland Avenue to Corporate Limits				15,000	E		18,000	D	16.7%
STEED ROAD									
Richardson Road to Highland Colony Parkway				5,000	B		6,000	C	16.7%
HIGHLAND COLONY PARKWAY									
Corporate Limits to Steed Road					D		17,000	D	
Steed Road to Old Agency Road	10,000	B	61.3%	24,000	E	140.0%	26,000	E	7.7%
Old Agency Road to Dinsmor Crossing	7,900	A	64.6%	23,000	E	191.1%	26,000	E	11.5%
Dinsmor Crossing to Corporate Limits					E		27,000	F	
OLD AGENCY PARKWAY									
Highland Colony Parkway to Dinsmor Crossing	5,500	C	12.2%	6,000	D	9.1%	7,000	D	14.3%
Dinsmor Crossing to Corporate Limits				4,000	B		4,000	B	0.0%
INTERSTATE 55									
Southbound from Natchez Trace Parkway ramp to I-220	96,000	F	355.0%	140,000	F	45.8%	139,000		-0.7%
Northbound from I-220 to Natchez Trace Parkway ramp					F				
I-220 to Corporate Limits (South Bound)	68,000	D	61.9%	68,000	D	0.0%	68,000		0.0%
Corporate Limits to I-220 (North Bound)					F				
COLONY PARK BOULEVARD									
Sunnybrook Road to Wheatley Street							17,000	D	
Wheatley Street to Hwy 51							9,000	B	

Table 3.3
Comparative Analysis of 2011 to 2035 (No-Build Model)

PROJECT IMPACT ANALYSIS



In order to prioritize the recommended roadways, an objective analysis was performed for each suggested improvement. There were several different criteria used to grade each project, with each category having a maximum grade of six and a minimum grade of zero. In general, it is difficult to assess the importance of new roads versus the widening of existing roads, but

the criteria used to grade each project reflect the additional mobility and network connectivity provided by new roadways. The list below describes how each category was graded.

Existing Level-of-Service (LOS) – The existing streets were scored based on their level of service with a “LOS A” receiving 1 and “LOS F” receiving 6.

No-Build 2035 LOS – The No-Build model was used to score roadways based on their increase in traffic relative to existing conditions. If a roadway saw a LOS F in the model it was given a score of 6, similarly if the roadway saw a LOS A it was given 1.

Percent Change in Traffic Volume – The percent increase in traffic volume from 2002 to 2035 No-Build model was used to account for those areas of greatest future growth. The percentage of increase in traffic volume for each road was graphed and a scale was created based on the distribution of points on the graph. The following grading scale was created: <50% - 1, <75% - 2, <100% - 3, <125% - 4, <150% - 5, and >150% - 6.

LOS No-Build vs. Build – Each roadway was scored based on the change in LOS from the No-Build model to the Build scenario. If the LOS for a roadway did not change it received a score of 1 and each improvement added an additional point. For example, if a roadway went from a LOS F to D, it received 3 points.



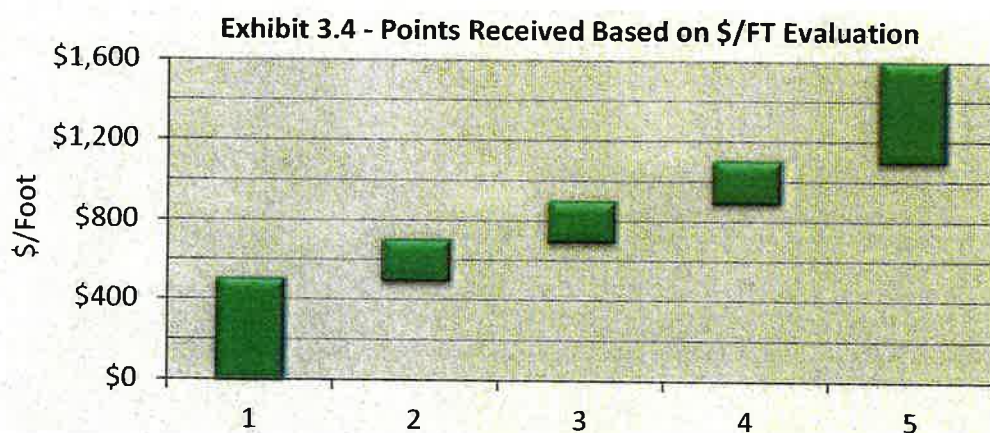
Network Improvements – Improvements to the street network were assessed based on the general importance of the street to the overall transportation system. For example, new roads received a higher score than existing roads recommended for widening, because new roads provide alternate routes.

Adverse Business Impacts – Roads that could detract or hinder business development were given a low score while roads with high development potential received a high score. The same 1 to 6 point scale was used during the evaluation.

Adverse Neighborhood Impacts – In general, any road widening recommendation adjacent to a neighborhood and new roads that required demolition received low scores.

Mobility Improvements - While road widening projects can enhance mobility, new roads were given higher scores. New roads provide greater mobility enhancements and allow for current traffic flows to continue unabated.

Cost per Foot – Since the cost of a project has a profound influence on the feasibility of a project, the cost of roadway projects was closely considered. Exhibit 3.4 shows how the evaluation system was created. The cost of each individual project was graphed and the distribution was separated into six zones. Each zone was associated with a value used to rank the project. The points assigned to each zone were used in the overall decision matrix process.



Multi-Jurisdictional Support – If any other city, district, or agency is required to perform a given project, it was given a lower score than a project that requires no outside assistance. For example, the extension of Lake Harbor Drive over I-55 requires coordination with the U.S. DOT, MDOT, and the railroad company (Canadian National / Illinois Central).

Implement ability – Each project varies in the difficulty of implementation, therefore they were scored according to the perceived ease of implementation. This category is in part a combination of several of the above items.



Development Potential – Roadways that are inclined to encourage development or open up new land for development were given high scores.

The resulting project impact list can be seen on Table 3.4. The results tend to favor work on existing roadways rather than investment in new roads, which are not evaluated in four of the twelve categories. While the project impact list helps objectively evaluate projects, it is most effectively used as a tool for creating short-term, mid-term, and long-term recommendations. The recommendations found in section five of this report may not directly follow the project impact lists.

Table 3.4 - Project Impact Analysis

Roadway Segment	2012 LOS	No-Build 2035 LOS	% Volume Change (2012-2035)	LOS (No- Build to 2035 Build)	Network Improvements	Adverse Business Impacts	Adverse Neighborhood Impacts	Mobility Improvements/A ccess to Major Generators	Cost	Multi- Jurisdictional	Implementability	Development Potential	Score
Lake Harbour Drive Extension					5	6	1	6	1	2	5	6	32
Colony Park Boulevard					5	6	1	6	1	2	5	6	32
Sunnybrook Road	5	6	3	3	2	4	3	5	3	2	5	4	45
Ridgeland Avenue	3	6	4	1	3	5	2	1	6	6	5	3	45
Ridgewood Road	5	5	5	1	1	2	5	5	4	6	4	2	45
Steed Road Extension					5	6	4	5	5	6	5	2	38
SE Ridgeland Master Plan					3	6	1	2	3	3	1	6	25
City Center Master Plan					1	6	6	1	3	3	5	6	31
Town Center Boulevard					6	6	1	6	1	2	1	6	29
Wheatley Street Improvements	3	6	5	1	1	3	1	2	6	5	4	0	37
Pear Orchard - Northpark to Lake Harbour	3	5	1	3	1	4	1	5	3	6	4	0	36
Arbor Drive					4	3	5	6	5	5	4	1	33
Rice Road - Harbor Drive to Old Canton Road	6	6	3	1	1	5	2	3	2	3	4	2	38
Pear Orchard - Harbor Dr to Rice Road	3	6	1	3	1	2	1	5	3	6	3	0	34
County Line Road - North Frontage to Ridgewood Road	6	6	2	1	1	2	6	6	3	1	3	0	37
Harbor Drive - EOP to Lake Harbour	3	5	3	1	3	6	3	3	4	3	4	3	41
Carl Avenue - Highland Colony to New Frontage Road					5	6	5	3	5	5	5	4	38
Frontage Road Extension					5	6	5	3	5	4	4	6	38
Dinsmor Crossing Extension					5	6	5	3	5	5	5	4	38
Watkins Drive Extension					5	6	5	3	6	3	4	6	38
Rice Road - Old Canton Rd to Hwy 51	5	6	3	3	1	4	2	5	3	6	5	0	43
N Wheatley St Extension					5	6	4	5	5	1	5	4	35
Avery Road Extension					3	5	5	2	5	6	4	3	33

Table 3.4 - Project Impact Analysis

TRANSPORTATION SOLUTIONS

ACCESS MANAGEMENT

The success of the Transportation Plan relies on the City's ability to protect current and future capacities of the street network. Access management can benefit roadside properties throughout the City of Ridgeland by promoting safety and improving street capacities. If approached properly, access management can enhance property values while safeguarding



past and future public investments in the infrastructure. In summary the following strategies to retrofit current street corridors and in planning new projects should include as a minimum:

- Separate conflict points - distance between major intersections and driveways should be regulated. As a general rule, driveways should not be located within the area of influence of intersections.
- Restrict turning movements at unsignalized driveways and intersections the use of full directional unsignalized streets and driveways should be limited. Full movement intersections should serve multiple developments through joint use driveways or cross access easements. If frontage roads area available, all driveways should access the frontage roads. Access to the main line should only be permitted at intersections of public streets.
- Establish design standards - design standards that address access spacing, the length of turn lanes and tapers and driveway dimensions should be developed for application throughout the corridor.
- Traffic signal spacing - signals should only be installed when appropriate studies indicate their spacing and interconnection can be accomplished without significant impacts on the corridor capacity.



The costs associated with these projects are illustrated on Table 4.2. The funding periods below are separated into short-, mid-, and long-term recommendations with the short- and mid-term recommendations at six years per each. The funding periods were established based on common planning practice and funding cycles.

While many of these projects seem to indicate a need for multi-use paths in areas that are not currently congested and dangerous for mixed pedestrian and automotive use, future conditions on nearly all roads within the current and proposed city limits of Ridgeland will be problematic. Therefore, roadways that are currently low volume routes are not considered for additional facilities until much later in the planning period or 12 to 30 years out.

In addition to the projects mentioned above, it is recommended that community facilities be considered to support and further enhance the recreational opportunities provided by the multi-use path. For example, rest areas with picnic tables, lockers, bike racks, playground equipment, and restrooms could encourage additional use. Also the City of Ridgeland can work with local jurisdictions to encourage the extension of the planned "Museum to Market" trail to the City of Ridgeland, which would become the "Museum to Ridgeland" trail.



The City of Ridgeland can benefit from ITS solutions without cooperation from others, but the most efficient and productive system is a seamless one. Corridors with potential benefits from ITS solutions include: County Line Road; Lake Harbour Drive; U.S. Highway 51; Old Canton Road; Ridgewood Road; and Wheatley Street.

MULTI-USE PATH UPDATE

The 2003 Transportation Plan included a multi-purpose path that is broken into several projects. The current path is generally consistent with the 2003 plan. To date, the City has over 13 miles of multi-use trails. Since the 2003 Plan, the projects below were constructed or are under design/construction.

- Multi-Use Path along Natchez Trace Parkway from Highland Colony Parkway to Hwy 51
- Connection to Jackson Street
- Multi-Use Path along Natchez Trace Parkway from Highland Colony Parkway to Livingston Road (NTP)
- Multi-Use Path along Natchez Trace Parkway from Livingston Road to West City Limits. (Under construction).
- Multi-Use Path along Natchez Trace Parkway from Old Canton Road to the Overlook
- Pearl River Valley Post Road through Old Trace Park
- Overpass over Old Canton Road
- Bike lanes striped along William Boulevard, Centre Street & Woodlands Parkway
- Bike Trail Along Highland Colony Parkway and Parkway Place (Design)

While most of the 2003 plan remains relevant to the 2012 Transportation Plan Update, there are a few modifications and additions to the plan. In addition, many advanced/intermediate level riders use county roads as bike routes. Safe access to county roads could provide additional recreational opportunities. Exhibit 4.1 shows the current bike lanes, designated bike routes, existing multi-use trails, future bike lanes, future bike route, and future multi-use trails.

After evaluating the existing path and projects near construction, the following projects are proposed to complete a “loop” or otherwise interconnect the multi-use path system. The projects were entered into a decision matrix in order to prioritize the project list and help create feasible funding periods. The decision matrix (Table 4.1) used seven different categories with each category using similar procedures for ranking the projects. Below is a list of each category and a description of how they were used:



Neighborhood Connection – A score from 1 to 5 is given based on the projects connections to or access to neighborhoods. Projects that traverse only residential areas receive a score of five while those in commercial/industrial areas only receive one credit.

Existing Path Connection – Since projects that link existing portions of the multi-use path together are more beneficial than stand-alone projects, a score of 5 is given to projects that link existing paths together (i.e., Northpark Dr. to Friendship Park). Paths that provide no existing or anticipated connections to the existing or proposed path system receive one credit.

Destination Connection – Projects connecting to high traffic areas, such as the Northpark Mall and other commercial areas, receive high marks (up to 5) while projects serving no substantial destination received low marks.

Project Cost – Each project is evaluated on a cost per foot basis. Lower costs/foot receive higher scores.

Right-of-Way Restrictions – Based on the perceived ROW requirements and restrictions each project is ranked on a scale of 1 to 5 with five indicating virtually no ROW issues and one representing substantial issues.

Review Requirements – Many of the proposed routes utilize easements or right-of-way not controlled by the City of Ridgeland. There are four main entities that have review and approval jurisdiction: MDOT, Entergy, CN/IC Railroad, and the Natchez Trace Parkway. The review requirements category ranking is based on the number of agencies that are required to review the project. If no agency approval is required, the project receives a ranking of four. The ranking for a particular project drops in



conjunction with an increase in the number of agencies involved with a maximum rank of four and a minimum of zero.

Roadway Project – Projects that could potentially be constructed with roadway projects are ranked based on the source of possible funding. Roadway improvements and widening projects often provide opportunities for pedestrian related amenities to be funded through the roadway construction project, a more cost effective solution than constructing standalone projects. Projects that have the potential to receive federal funds are ranked the highest with state and the City of Ridgeland following. The projects are ranked from 0 to 3 with a zero going to those projects that are not likely to be constructed in conjunction with roadway construction and a three going to those projects that could receive federal money. Projects capable of receiving state money are given two credits and city funded projects are given one credit.

- Turn lanes - left and right turn lanes should be required for all public streets and major access points to adjacent land uses.
- Shared driveways/inter-parcel access - joint use driveways should be required to reduce the proliferation of driveways and to preserve the capacity of the corridor.
- Pedestrian/bicycle planning - specific needs of pedestrian and bicyclist movements should be addressed. Traffic signals should be designed and timed to accommodate pedestrians in those areas of significant activity.

INTELLIGENT TRANSPORTATION SYSTEMS (ITS)

ITS solutions to transportation management have advanced rapidly in recent years. They include a broad range of technologies and applications. Transportation management goals are to improve the safety of the transportation system, improve the use of the system's capacity, and provide predictable transportation services. On the local level system management is evaluated primarily by collecting data at traffic signals (loops) and through system detectors, which are located away from intersections to avoid the acceleration zones and standing queues. The system detectors are designed to provide data useful in estimating demand on the system. In addition to traffic flow management, ITS solutions can be used to assist emergency vehicle dispatch and coordination. For instance, cameras can be used to detect accidents, and signals can be prioritized during emergency situations to decrease response time.

The potential for ITS in Ridgeland is highly dependent on coordination with the local governments in the area and the Mississippi Department of Transportation (MDOT). The MDOT has begun to use a higher order of traffic control in some areas of Mississippi, referred to as "Adaptive Control", County Line Road, Lake Harbour Road and Old Canton Road could be ideal locations for this advanced type of traffic control. Ridgeland should consider moving toward this higher order of traffic control. The benefits of ITS are primarily in a regional context. MDOT is currently planning infrastructure improvements along U.S. Highway 51 that will benefit the City of Ridgeland and create the starting point for the cities ITS program.



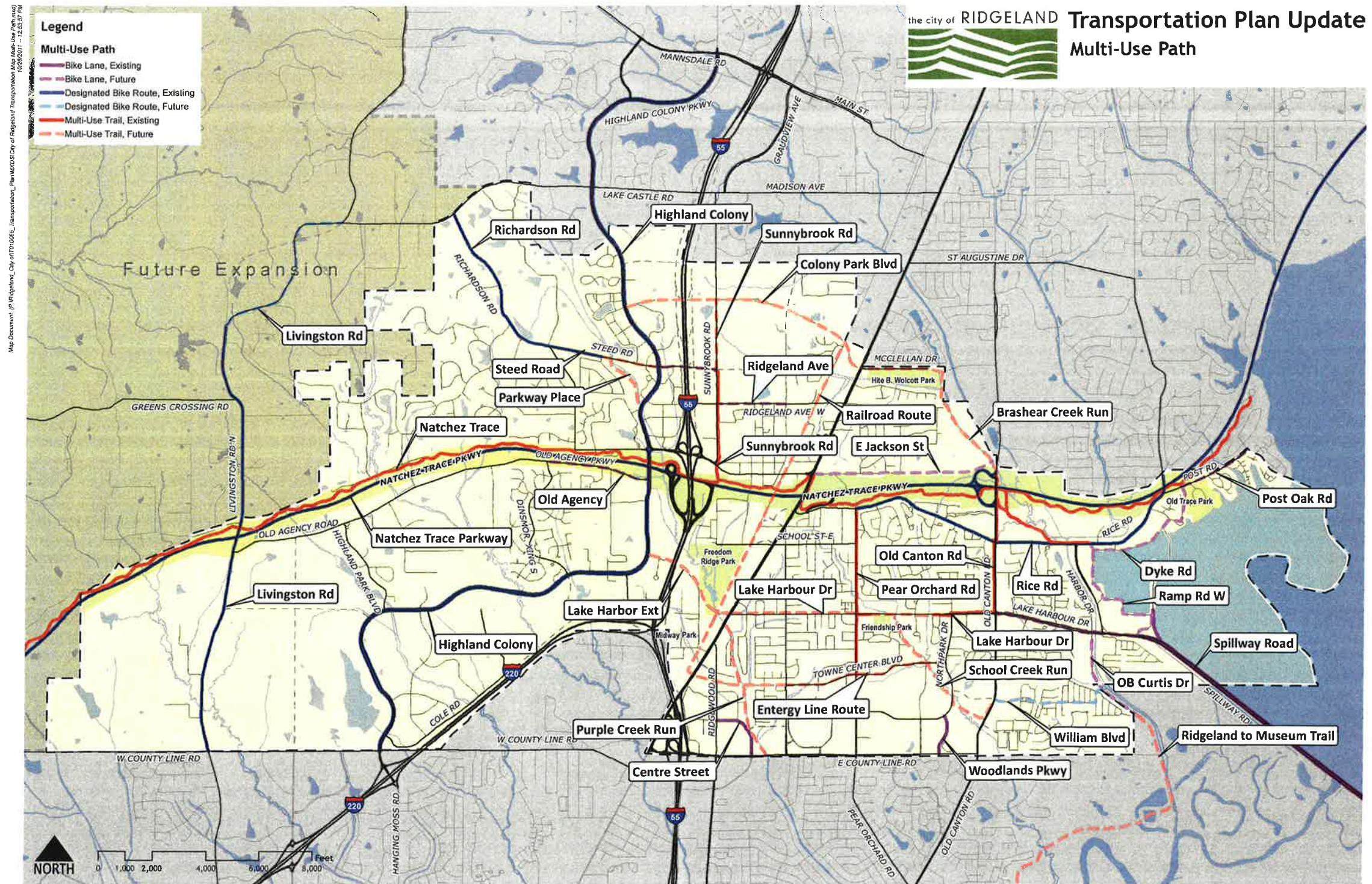


Table 4.2 – Multi-Use Path Recommendations					
Project	Length	Description	ROW Cost	Construction Cost	Total Cost
Lake Harbour Drive Extension	4200	10' path along roadway	\$1,000,000	\$800,000	\$1,800,000
Highland Colony Parkway	8500	10' path along roadway	\$250,000	\$1,500,000	\$1,750,000
Colony Park Boulevard	4100	10' path along roadway	\$500,000	\$1,500,000	\$2,000,000
Old Agency – Highland Colony to Dinsmor	4800	10' path along roadway	\$50,000	\$580,000	\$630,000
Jackson St - Hwy 51 to Trace Ridge	1600	10' path along roadway	\$25,000	\$240,000	\$265,000
Ridgeland Ave – Sunnybrook to N Central Ave	2300	10' path along roadway		\$340,000	\$340,000
Steed Road – Sunnybrook to Red Eagle Circle	3300	10' path along roadway	\$320,000	\$540,000	\$860,000
Purple Creek – Hwy 51 to E County Line	5800	10' path along creek	\$550,000	\$1,800,000	\$2,350,000
Brashear Creek Run	7000	10' path along creek	\$200,000	\$890,000	\$1,090,000
Parkway Place PID	2800	10' Path along pond	\$200,000	\$450,000	\$650,000
William Blvd	4500	Designated Bike Route		\$150,000	\$150,000
School Creek Run	6700	10' path along creek	\$200,000	\$905,000	\$1,105,000
Entergy Line Route	9100	10' path along Entergy easement		\$1,365,000	\$1,365,000
OB Curtis Drive	2000	Future Bike Lane		\$350,000	\$350,000
Railroad Route	14,000	10' path along existing RR bed		\$2,800,000	\$2,800,000
Lake Harbour Drive Old Canton to Breakers	5,300	10' path or lanes along roadway	\$200,000	\$1,800,000	\$2,000,000



BICYCLE FACILITIES

As a Bronze Medal Winner from the League of American Bicyclists, Ridgeland has a proven record of the value placed on alternative transportation methods. This section provides information on the various types of bicycle facilities, the classification of riders, methods for evaluating the facilities, and methods for increasing bicycle use,. Ridgeland does not currently have crowding problems on their bike paths, but as the City's density and population increases the level-of-service of various segments may need attention.



While the classification system for different types of bike paths has not changed since the 1996 plan, there has been an additional classification system established for types of cyclists. Figure 4.2 illustrates the most common types of bike paths or routes, and is followed by a brief description of each type and recommended user type.



Class I – Bike Path A route completely separated from automotive traffic and intended to be separated from pedestrian traffic. It is typically the safest type of facility for all types of riders.

Class II – Bike Lane

A route that is separated from automotive traffic primarily through striping, but occasionally through the use of physical barriers such as concrete curbs. Lanes that are protected are identified by primary lanes (Fig. 4.6) and those that are “unprotected” are considered secondary lanes.



Class III – Bike Route

A bike route is a route that shares the roadway with automotive traffic. It is indicated by signage only and is a cost effective solution if bicycle routes need designation.

While classification of bicycle facilities is important in understanding the design and placement of the facilities, it is equally important in the design process to understand the type of cyclist the facility best accommodates. There are three main levels of riders that are classified in the Transportation Planning Handbook.

Group A – advanced adult bicyclists: Group A cyclists are experienced riders and generally use their bicycles as they would a motorized vehicle. They tend to avoid high traffic areas but prefer areas that allow high speeds and direct access to destinations with minimum delay. This group is most comfortable using a low volume road designed for speeds in excess of 30 mph. They are the group most willing to accept a bike route. This group might be best exemplified by those cyclists frequently found on the Natchez Trace or Highland Colony Parkways.

Group B – basic adult riders: Group B cyclists generally avoid interaction with automotive traffic, but often use their bicycles for transportation purposes as well as recreational uses. This group generally represents the largest group of riders. This group is probably the least common to Ridgeland.

Group C – child riders: While parents normally monitor child cyclists, children also require facilities that allow safe travel within a community. Children typically progress from a Group C to Group B cyclist by the age of twelve. Residential streets with low vehicle speeds (may require traffic calming), linked with multi-use paths and busier streets with well-defined separation between bicycles and motor vehicles are the most appropriate for Group C.

In general, bicycle lanes, paths, and shared roadways should be considered in future roadway projects. Bicycle facilities can be integrated into widening projects and new roads. Even existing roads can receive federal funding for bicycle and other pedestrian facilities. The following recommendations



should be considered in the future planning and design of multi-use/bike path projects in the City of Ridgeland:

- The design of new roadways and the widening of existing roads should consider the use of bicycle lanes (i.e., Lake Harbor Dr., Ridgeland/Madison Interchange connector roads, etc.), which provide alternatives to automotive travel and facilities specifically for Group A and B riders.
- Bicycle facilities such as rest stops with picnic areas, storage space, locker rooms/restrooms, and vending machines should be considered (i.e., along Harbor Dr.).

PEDESTRIAN FACILITIES

Since the advent of the automobile, sidewalks and other pedestrian facilities have become a rarity. In the modern suburban era, sidewalks are often viewed as a luxury rather than a necessity, and as a result are usually not constructed along roadways. This is in part due to the assumption that all people will drive and the dispersal of land uses in suburban areas, which makes walking impractical. As a result, there are few opportunities to walk without automotive traffic being a safety concern. Even recreational trips are problematic; hence the development of drive-to parks with walking trails.

Abundant sidewalks and other pedestrian paths, such as Ridgeland's multi-use path, are typically associated with a high quality living environment. Ridgeland has encouraged and in some cases required sidewalks along streets, particularly in residential areas. For example, the sidewalk required along Jackson Ave., while expensive, is an attractive feature and similar efforts in other locations would encourage additional pedestrian activity. While sidewalks encourage pedestrian activity, the facilities alone do not garnish the maximum possible usage. An individual's decision to walk is as much a factor of security, safety, and convenience as it is the perceived quality of the experience. In other words, an individual is more likely to walk in an environment that is pleasant than one that is hostile, such as a parking lot.

Below is a list of design considerations and functional issues that should be considered in sidewalk planning and design:



Sufficient Width – Sidewalks should accommodate the pedestrian traffic generated by adjacent land uses and should allow two adults to walk abreast (5 feet).

Protection From Traffic – High-speed and high-volume (35 mph or above) traffic creates dangerous and uncomfortable conditions for pedestrians. There are several ways to achieve an enhanced level of security: provide a planting strip preferably with trees, a raised planter, bicycle lanes, on-street parking, short intersection crossings, and median refuge islands. The planting strip should be a minimum of 3 feet wide (residential areas) with 5 feet being preferable. A 10' wide planting strip should be considered along busy roadways with high speeds, particularly if no on-street parking is provided.

Street Trees – Mature street trees, which enhance the walking environment, provide a sense of closure for pedestrians. In general, trees are an essential part of the walking experience, providing shade and physical separation from adjacent traffic (Fig. 4.10). The sense of closure recommended for pedestrian environments can also be provided by on-street parking and urban design requirements (i.e., buildings that front the street). While these alternatives are effective, they do not represent the most desirable form. In fact, the combination of shade trees, on-street parking, and urban design guidelines can create the ideal pedestrian experience. A 5' planting strip is the minimum recommended width when larger diameter shade trees are to be installed between the sidewalk and the roadway.

Pedestrian Scale Design – Signs and street lighting should be designed for the pedestrian, not automotive travel. Street furniture, landmarks, and otherwise aesthetically appealing decorations should be provided.

Continuity – The sidewalks should be continuous and provide easy access to adjacent land uses.

Clearance – Vertical clearance may vary, but typically trees should allow 8 feet of vertical clearance, 9 feet for awnings, and 12 feet for structures that cover the entire sidewalk.

Conformance with National Standards – The Americans with Disabilities Act has established standards that should be applied to all facilities.

Functional design of pedestrian facilities should reflect the above considerations. There are several pedestrian related road designs that influence the pedestrian environment as well. Listed below are several such considerations:

On-street parking should be considered if a pedestrian-oriented environment is desired.

Corner curb radii should be kept to a minimum and design-specific to the intended use of the road segment. Excessive curb radii make pedestrian crossings at intersections longer and as a result more dangerous due to faster right-hand turning movements and extended exposure to on-coming traffic.

Curb extensions should be provided where on-street parking is allowed, in addition to smaller curb radii. Curb extensions and smaller curb radii make crossing the street easier and safer.

Medians and refuge areas are useful in high traffic, large intersection situations. Refuge areas allow pedestrians to maneuver against one direction of traffic at a time, while also allowing slower pedestrians an opportunity to wait for the next sequence.



Mid-block crossings should be avoided, especially in high traffic corridors. A mid-block cross may be justified under one of the following conditions: the location is already a source of substantial mid-block crossings, land use is such that a pedestrian crossing at an intersection is unlikely, spacing between adjacent signals exceeds 600 feet, safety and capacity at a nearby intersection is problematic, or other lesser measures to encourage intersection crossings have been unsuccessful. Traffic calming is an effective way to decrease speeds on roadways and improve the pedestrian environment.

Pedestrian linkages, which were briefly discussed in the land use section above, are an important part of mobility on a pedestrian scale. “Cut-through” and other pedestrian paths should be provided where an open grid street network is not possible or where other forms are already constructed.

PEDESTRIAN FACILITIES RECOMMENDATIONS

The City of Ridgeland should consider the following recommendations in future planning efforts:

Provide sidewalks/multi-use paths along new roadways and along existing roadways when widened with planting strip widths suggested above

Right-of-way purchases should consider the “ideal” pedestrian facilities and the corresponding street width requirements.

RECOMMENDATIONS

This section is the culmination of the modeling process, project impact analysis, and cost estimates for the recommended plan presented in Section Three. Table 5.1 shows the entire list of projects with associated conceptual opinions of development cost. The list is further broken down into short-term



(0 to 5 year), mid-term (5 to 10 year), and long-term (10 to 30 year) recommendations in the remaining portions of this section. In addition, a list of suggested action items has been prepared to assist in the implementation process.

SHORT-TERM RECOMMENDATIONS

The short-term recommendations, addressing those areas of most immediate need, are presented in the following table. It is highly recommended that the City take steps to reserve right-of-way along potential new corridors within the city limits and the planning area. This is primarily a concern in the western portion of the City where large tracts of undeveloped land still exist. As mentioned throughout the plan, a network of interconnected local, collector, and arterial streets can replace the need for widening arterial roadways in the future, which is typically expensive and disruptive to both businesses and residents.

The top two priority projects in the Short-Term Plan are both “committed” projects. The extension of Lake Harbour Dr. to Highland Colony Parkway is another high priority project with substantial benefits. Extending Lake Harbour Dr. across the interstate will create a much needed east-west corridor for the City, reducing traffic congestion at the Jackson Street/Old Agency Road interchange. The City of Ridgeland is committed to this project and has already completed the Environmental Assessment and received a FONSI (Finding of No Significant Impacts) from FHWA.

The new I-55 interchange at the corporate limits of Madison and Ridgeland is currently under construction, but does not include the connector roads. The main collector road that lies within the City is an extension of McClellan Dr., now called Colony Park Boulevard, will connect Highway 51 to Highland Colony Parkway. The design was completed by MDOT and the City of Ridgeland is initiating the Right of Way Phase for this project.

Table 5.2 - Short Term Recommendations (0-5 Years)

Project	Length	Description	ROW Cost	Construction Cost	Total Cost
Lake Harbour Drive Extension - Highland Colony Parkway to U.S. 51	4100	New Construction 4 lane boulevard	\$9,500,000	\$10,500,000	\$20,000,000
Colony Park Boulevard - Sunnybrook Road to U.S. 51	6500	New Construction 4 lane boulevard	\$5,000,000	\$8,600,000	\$13,600,000
Ridgeland Avenue – Frontage Rd. to U.S. 51	5000	Widen from 2 to 3 lanes	\$1,000,000	\$3,000,000	\$4,000,000
Ridgewood Road Widening - Centre Street to U.S. 51	2900	Widen from 2 to 5 lanes	\$2,000,000	\$3,200,000	\$5,200,000
Sunnybrook Road Widening - West Jackson St. to Lake Castle	10500	Widen from 2 to 5 lanes	\$2,000,000	\$12,000,000	\$14,000,000
Steed Road Extension - Sunnybrook Road to Wheatley Street	2700	New Construction 3 lanes and/or boulevard	\$500,000	\$2,000,000	\$2,500,000
City Center Master Plan - School St, Moon St, Madison Dr.	3400	New Construction - Varies		\$1,800,000	\$1,800,000
Southeast Ridgeland Master Plan - William Blvd and Pine Knoll Dr.	3200	New Construction - Varies	\$3,000,000	\$2,000,000	\$5,000,000

MID-TERM RECOMMENDATIONS

Table 5.3 lists the projects and their associated opinions of cost that are recommended for implementation in the five to ten year time frame. As stated above, many of these projects require right-of-way acquisition and attention to other issues of due diligence, which are important to the future feasibility of the projects.



Table 5.3 - Mid Term Recommendations (5-10 Years)					
Project	Length	Description	ROW Cost	Construction Cost	Total Cost
Town Center Boulevard - Highway 51 to Wheatley Street	3700	New Construction 3 lanes and/or boulevard	\$2,000,000	\$3,400,000	\$5,400,000
Wheatley Street Improvements	2600	Widen from 2 to 3 lanes	\$150,000	\$1,700,000	\$1,850,000
Pear Orchard Widening - Northpark Drive to Lake Harbour Drive	3500	Widen from 2 to 3 lanes	\$650,000	\$2,300,000	\$2,950,000
Arbor Drive - Town Center to Ring Road	800	New Construction 2 lanes	\$250,000	\$350,000	\$600,000
Rice Road - Harbor Drive to Old Canton Road	3200	Widen from 2 to 5 lanes	\$500,000	\$3,200,000	\$3,700,000
Pear Orchard Road Widening - Lake Harbour Drive to Rice Road	4000	Roadway improvements	\$500,000	\$2,600,000	\$3,100,000
County Line Road - N. Frontage Rd to Ridgewood Road	1100	Widen from 5 to 7 lanes	\$350,000	\$1,500,000	\$1,850,000
Harbor Drive - End of previous project to Spillway Road	1700	Widen from 2 to 4 lane boulevard	\$200,000	\$1,600,000	\$1,800,000
Carl Avenue - Highland Colony Parkway to New Frontage Road	2000	New Construction 2 lanes	\$500,000	\$2,000,000	\$2,500,000

LONG-TERM RECOMMENDATIONS

The projects included in Table 5.4 should be considered based on future needs that arise. The long-term recommendations are often difficult to prioritize, due to the dynamic nature of local conditions beyond the ten-year horizon. While the order given to the projects is a direct result of the project impacts analysis, future conditions may change any number of the variables factored into the planning process. Therefore, future priorities may differ significantly from those included here.



In addition to the projects listed, attention should be given to the County Line Rd. interchange at I-55. There are no specific projects included in the plan that call for interchange modifications or a new interchange, but such projects should be pursued.

Table 5.4 - Long Term Recommendations (10-30 Years)					
Project	Length	Description	ROW Cost	Construction Cost	Total Cost
Frontage Road Extension- Frontage Road to Trunnell Road	6000	New Construction 3 lanes	\$1,000,000	\$3,500,000	\$4,500,000
Dinsmor Crossing Extension - Highland Colony Parkway to Frontage Road	1600	New Construction 2 lanes	\$250,000	\$700,000	\$950,000
Watkins Drive Extension - W. County Line Road to Livingston Road Connector	8200	New Construction 2 lanes	\$500,000	\$3,500,000	\$4,000,000
Livingston Rd Connector - Livingston Road to	5500	New Construction 2 lanes	\$400,000	\$2,300,000	\$2,700,000
N. Wheatley Street Extension to Madison	2800	New Construction 2 lanes	\$750,000	\$1,200,000	\$1,950,000

IMPLEMENTATION

The list of initiatives listed below represents the first steps toward completion of the improvements programmed for short-term implementation. In general, the initiatives described include detailed evaluation of the projects associated with the short-term recommendations (Table 5.2). Such evaluations will provide a more precise definition of project scope, budget and resource commitments required to make each improvement a reality. The initiatives addressed include the following.

SHORT TERM RECOMMENDATIONS INITIATIVES

- Lake Harbour Drive Extension to Highland Colony Parkway (Committed)
- Colony Park Boulevard – Purchase Right of Way
- Environmental Study for Sunnybrook Road/Ridgeland Avenue/Ridgewood Road
- Continue to apply for TE Funds for future Multi-Use/Bike Trails projects
- Continue to analyze County Line Road Corridor
- Northpark Northwest Corridor Feasibility Analysis
- City Center Roadway Modifications
- Steed Road Extension
- Southwest Northpark Mall Entrance Modification/Relocation Analysis
- Intersection Study of Perkins Street and Jackson Street

LAKE HARBOUR DRIVE EXTENSION TO HIGHLAND COLONY PARKWAY

Extending Lake Harbour Dr. across I-55 would give the City a much needed east/west connection. The project has received its FONSI (Finding of no Significant Impact) from FHWA. The design phase has been initiated, which means purchasing Right-of-Way is the next step. Additional funding should be secured and innovative financing measures considered for the \$20 million project.

COLONY PARK BOULEVARD

Currently the I-55 Interchange is under construction with completion due in 2014. The City of Ridgeland has agreed to purchase the Right of Way required for the connector road as well as participate in construction funding. The project is similar in magnitude to the extension of Lake Harbour Dr. in that it provides additional east/west mobility as well as access to the interstate system. This project also should provide much needed relief for Jackson Street.

ENVIRONMENTAL STUDY FOR SUNNYBROOK ROAD/RIDGELAND AVENUE/RIDGEWOOD ROAD

These three projects are the most likely candidates for Capacity Improvement Projects selected by CMPDD once funds are made available to the MPO. Even though Sunnybrook Road and Ridgeland Avenue were part of the Environmental Assessment for the I-55 Split Diamond Interchange, there is a good chance FHWA will require an independent study for each project. The City of Ridgeland has continuously requested Federal funding for these projects and should continue their efforts. Once construction of the Interchange is complete, it is projected that there will be a need for capacity

improvement in this area. Sunnybrook Road and Ridgeland Avenue are key components of the Sunnybrook Focus area in the City's RAMP plan and can have a great impact on economic growth in this area.

Widening of Ridgewood Road is also an excellent candidate for a Capacity Improvement Project. With signal installments at Highway 51 and Centre Street, the City of Ridgeland has already improved Ridgewood Road's level of service.

This project is an integral part of the SE Redevelopment plan in the City's RAMP plan.

CONTINUE TO APPLY FOR TE FUNDS FOR FUTURE MULTI-USE/BIKE TRAILS PROJECTS

As previously mentioned, the City of Ridgeland has over 13 miles of multi-use trails. This plan has addressed several proposed projects for the City to consider. Transportation Enhancement funds are derived from a set-aside from the State's Surface Transportation Program apportionment, usually around ten percent. Federal share for these funds is 80 percent, and the funds are eligible for special match credit. All costs, including engineering and Right of Way can be included, which is not the case for other STP projects.

CONTINUE TO ANALYZE COUNTY LINE ROAD CORRIDOR

Although improved over the last few years, traffic congestion continues along County Line Road. Traffic signal timing, and other congestion-causing factors including, the physical condition of the roadway should always be evaluated and recommendations for improvements determined. A model should be created for both current and future year conditions, which assists with the alternatives analysis process. The MDOT has begun to use a higher order of traffic control in some areas of Mississippi; referred to as "Adaptive Control", County Line Road could be an ideal location for this advanced type of traffic control. Ridgeland should consider moving toward this higher order of traffic control. The current coordinated system should be expanded from Highway 51 to Pear Orchard Road which will add three additional intersections to the system. In general, the corridor should be evaluated for further improvements such as optimum timing for traffic signals, and other non-traditional traffic relief measures.



NORTHPARK NORTHWEST CORRIDOR FEASIBILITY ANALYSIS

The lack of alternative routes to the mall area has increased the need for a roadway that connects Highway 51 to Wheatley Street and the mall entrances. There are several challenges in developing a new roadway through a highly developed area. The right-of-way costs, displacement concerns, and other neighborhood impacts are highly sensitive issues. The costs associated with such a project needs to be evaluated and weighed against the benefits. Among these elements a feasibility analysis also would include probable acquisition costs and alignment alternatives.

CITY CENTER ROADWAY MODIFICATIONS

One of the most exciting aspects of the RAMP plan was the potential development of the City Center. Relocation and enhancements of School Street, and Madison Drive as well as improvements to Moon Street are important components of the City Center development. Another key component will be the connection to the intersection of Rice Road and Highway 51 requiring close coordination with Natchez Trace Parkway and MDOT. A traffic impact study could possibly be required by MDOT. The project should also include the development of multi-use trails to the Natchez Trace trail system.

STEED ROAD EXTENSION

A major component of the Sunnybrook Focus Area in the RAMP plan is the Steed Road Extension from Sunnybrook Road to Wheatley Street. This project will be a three lane roadway with possible median placement in strategic areas. According the City’s RAMP plan this project has the “potential impact of integrating roadway infrastructure, drainage, connectivity and education to create a high value environment for new business and community interaction.” A pedestrian/multi-use link between Holmes Community College, Ridgeland High School and the new business development will be included. Connections to surrounding neighborhoods will also allow for pedestrian and bike travel to the schools.

SOUTHWEST ENTRANCE MODIFICATION/RELOCATION ANALYSIS

The signalized southwest mall entrance on Wheatley St. has functional problems due to its location and geometric design. The intersection created by the mall entrance, Wheatley St., and the shopping



area to the west is too close to the Wheatley St. and County Line Rd. intersection. Frequently, there is not enough storage area available at the Wheatley St./County Line Rd. intersection, causing traffic to back up into the intersection. As a result, the left turn out of the southwest entrance is often impossible to make. The analysis would detail problems with the existing configuration and provide suggested modifications as well as evaluate the potential for relocating the entrance.

INTERSECTION STUDY FOR PERKINS STREET AND JACKSON STREET

In 2010 the City of Ridgeland conducted an evaluation of the intersection of Perkins Street and Jackson Street. Although the signal was warranted, it would not function at an acceptable Level of Service due to extensive east west traffic experienced on Jackson Street during the peak hours. Once the new I-55 interchange is constructed, along with Colony Park Boulevard it is assumed traffic will decrease on Jackson Street. Once it is evident that traffic has decreased, the intersection study should be updated with new traffic counts. This will help improve the Level of Service of Jackson Street which is a key links the West Jackson Street Overlay District and the Sunnybrook Focus Area in the City's RAMP plan. The RAMP plan also included the proposed City Center, as mentioned previously, which could possibly affect the intersection.

QUALITY OF LIFE INITIATIVES

The City has several local area initiatives in the concept phase that have developed recently, some of which are included in the RAMP.

HIGHWAY 51 REDEVELOPMENT AND GATEWAYS

The City has long considered ways to enhance the Highway 51 corridor that paves through the heart of downtown. The RAMP envisioned terminal gateway at strategic locations and enhancements such as median islands. Transportation Enhancement funds could be used for this type of construction.



PLAN DEVELOPMENT FOR FREEDOM RIDGE PARK EXPANSION

A significant component of the RAMP included recommendations for expansion of Freedom Ridge Park. This would necessitate an expanded internal roadway network and supporting improvements

PARKING AREA FOR BIKE TRAIL ACCESS ON HIGHLAND COLONY PARKWAY

Bicycle traffic has greatly increased on Highland Colony Parkway with completion of area multi-use paths. The City might want to consider creation of centralized vehicle parking areas for cyclists.

MUSEUM TO RIDGELAND TRAIL

Although not part of Ridgeland’s Master plan, this project would be an extension of the “Museum to Market” trail proposed by the City of Jackson.

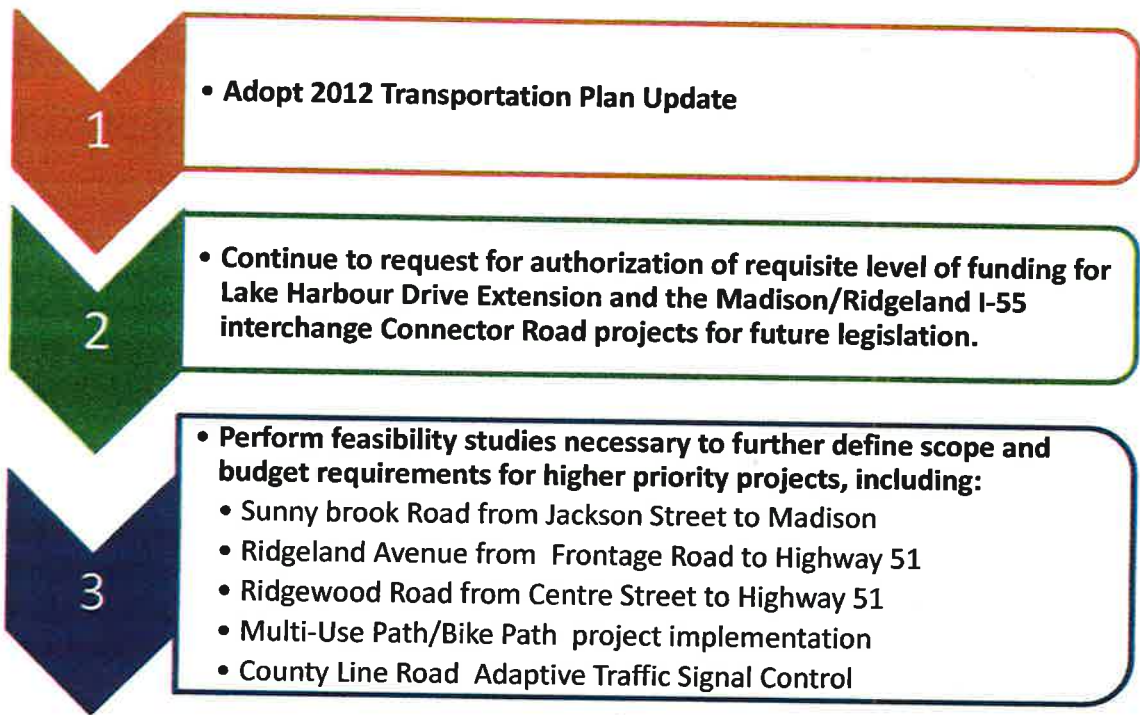
JACKSON STREET IMPROVEMENT AREA

As shown in Ridgeland’s RAMP plan, Jackson Street Improvement area depicts many recommendations for improvements for pedestrian features. Some of the recommendations in RAMP include the addition of on-street parking and image enhancements. Transportation Enhancement funds could be applied for these types of construction.



ACTION ITEMS

The City’s transportation planning process is intended to provide guidance into the foreseeable future that will allow leadership to remain both prudent and proactive in meeting the demand for an efficient and safe transportation network. It is recommended that City leaders consider the following action items, in order to implement the program of improvements recommended in the Transportation Plan:





public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Christopher W. Bryson, P.E., City Engineer

DATE: October 12, 2016

RE: **BUDGET AMENDMENT**
General Fund, Professional Fees, Streets, 001-201-603
Beaver Creek Subdivision and Aspen Court Street Overlays

We respectfully request the Mayor and Board of Aldermen approve an increase FY2017 budget in the General Fund, Professional Fees account (001-201-603) in the amount of \$129,690.00. The purpose of this budget amendment is to move the budgeted funds in the FY2016 Budget to the FY2017 Budget for street overlays in Beaver Creek Subdivision and on Aspen Court. These streets were prepared for asphalt resurfacing in FY2016 and Purchase Orders were given to our term bid asphalt contractor for the work to be done. However, the Contractor's work load prevented them from beginning this work and the purchase orders were cancelled on September 30, 2016. We would like to complete the resurfacing of these streets as soon as possible in this FY2017 Budget Year.

Thank you for your consideration of our request. Please contact me if you have any questions.

Cc: John M. McCollum, Public Works Director

mailing address: p.o. box 217 • ridgeland, ms 39158
street address: 304 highway 51 • ridgeland, ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John M. McCollum - director of public works

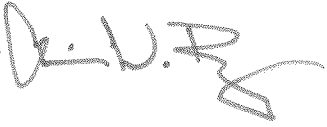
board of aldermen: D.I. Smith - at-large • Ken Heard, cmo, - ward 1 • Chuck Gautier, mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6



public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Christopher W. Bryson, P.E., City Engineer 

DATE: October 12, 2016

RE: BUDGET AMENDMENT
Public Utilities Fund, Professional Fees, Utilities, 001-201-603
Harbor Pines Sewer Lift Station Pump Replacement

We respectfully request the Mayor and Board of Aldermen approve an increase in the FY2017 budget for the Public Utilities Fund, Professional Fees, Utilities, account (400-650-603) in the amount of \$10,361.00. The purpose of this budget amendment is to move the budgeted funds in the FY2016 Budget to the FY2017 Budget for the Harbor Pines Sewer Lift Station Pump Replacement. A Purchase Order was issued to Cooper Electric for this work in the FY2016 Budget period and the work is not complete. We would like to amend the FY2017 budget to provide the \$10,361.00 required when this work is complete and invoiced.

Thank you for your consideration of our request. Please contact me if you have any questions.

Cc: John M. McCollum, Public Works Director

mailing address: p.o. box 217 • ridgeland, ms 39158
street address: 304 highway 51 • ridgeland, ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John M. McCollum - director of public works

board of aldermen: D.L. Smith - at-large • Ken Heard, cmo, - ward 1 • Chuck Gautier, mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6



public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Christopher W. Bryson, P.E., City Engineer

DATE: October 12, 2016

RE: BUDGET AMENDMENT
Public Utilities Fund, Professional Fees, Other, 400-650-604
Lincolnshire Sewer Manhole Replacement

We respectfully request the Mayor and Board of Aldermen approve an increase FY2017 budget in Public Utilities Fund, Professional Fees, Other, account (400-650-604) in the amount of \$25,000.00. The purpose of this budget amendment is to move the budgeted funds in the FY2016 Budget to the FY2017 Budget for the replacement of a deteriorated sewer manhole located on the Lincolnshire Sewer Interceptor. A Purchase Order was issued to Blurton Banks and Associates for this work in the FY2016 Budget period and the work has not yet been completed. We would like to complete this manhole replacement as soon as possible in this FY2017 Budget Year, and we need to amend the FY2017 budget to provide the \$25,000.00 required when this work is complete and invoiced.

Thank you for your consideration of our request. Please contact me if you have any questions.

Cc: John M. McCollum, Public Works Director

mailing address: p.o. box 217 • ridgeland, ms 39158
street address: 304 highway 51 • ridgeland, ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John M. McCollum - director of public works

board of aldermen: D.I. Smith - at-large • Ken Heard, cmo, - ward 1 • Chuck Gautier, mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6



public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Christopher W. Bryson, P.E., City Engineer 

DATE: October 12, 2016

RE: BUDGET AMENDMENT
General Fund, Streets, Capital Machinery & Equipment, 001-201-730
Big Belly Solid Waste Solar Compaction Unit

We respectfully request the Mayor and Board of Aldermen approve an increase in the FY2017 budget for the General Fund, Streets, Capital Machinery & Equipment, account (001-201-730) in the amount of \$10,516.80. The purpose of this budget amendment is to move the budgeted funds in the FY2016 Budget to the FY2017 Budget for the purchase of an additional Big Belly Solid Waste Solar Compaction Unit. A Purchase Order was issued to Waste Management for this item in the FY2016 Budget period and the equipment has not yet been provided. We would like to amend the FY2017 budget to provide the \$10,516.80 required when this item is delivered and invoiced.

Thank you for your consideration of our request. Please contact me if you have any questions.

Cc: John M. McCollum, Public Works Director

mailing address: p.o. box 217 • ridgeland, ms 39158
street address: 304 highway 51 • ridgeland, ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John M. McCollum - director of public works

board of aldermen: D.L. Smith - at-large • Ken Heard, cmo, - ward 1 • Chuck Gautier, mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6



public works

MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Christopher W. Bryson, P.E., City Engineer 

DATE: October 12, 2016

RE: **RECOMMENDATION OF AWARD**
HIGHLAND COLONY PARKWAY REHABILITATION
County Line Road to Business Park Drive
MDOT Project No. STP-7354-00(0003) LPA 106944-701000
City of Ridgeland, Madison County, Mississippi

Bids were opened for the Highland Colony Parkway Rehabilitation project on Wednesday, October 5, 2016 at 11:00 AM. We received only one bid from APAC-Mississippi, Inc. with a total bid amount of \$589,728.00. The Engineer's Opinion of Probable Cost was \$449,970.00 which is 31% lower than the single bid received. Significant differences between the OPC and the Bid were found in the bidders cost for Maintenance of Traffic and Mobilization where the Bid prices were \$204,000.00 higher than the OPC. These two bid items are the only lump sum measured items where the Contractor receives the entire bid amount upon completion of the project. All proposal documentation, including bond, appears to be in order as required by the Contract Documents.

We recommend that award of the Contract be made to APAC-Mississippi, Inc. in the amount of \$589,728.00 based on the Total Base Bid subject to the availability of budget funds and MDOT Concurrence. We also recommend that the Mayor and Board of Aldermen approve an increase in the FY2017 budget for the Highland Colony Parkway Rehabilitation Fund, Contractor account (388-601-750) in the amount of \$114,758.00 to provide a total budget amount that is equal to the Total Base Bid amount.

There are \$215,000 in Federal Funds allocated for this project. The LOCAL amount required from the City of Ridgeland to complete this project is **\$374,728.00** which is the difference between the total construction cost and the federal funding. A certified bid tabulation is attached.

Thank you for your consideration of our request. Please contact me if you have any questions.

mailing address: p.o. box 217 • ridgeland, ms 39158
street address: 304 highway 51 • ridgeland, ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John M. McCollum - director of public works

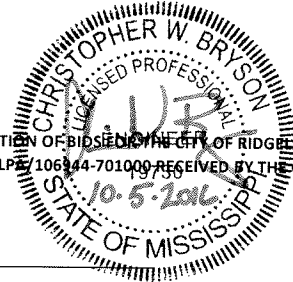
board of aldermen: D.I. Smith - at-large • Ken Heard, cmo, - ward 1 • Chuck Gautier, mayor pro tempore - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6

CERTIFIED BID TABULATION

**HIGHLAND COLONY PARKWAY REHABILITATION
PROJECT NO. STP-7354-00(0003) / LPA 106944-701000
CITY OF RIDGELAND, MISSISSIPPI
October 5, 2016**

THIS IS TO CERTIFY THAT THIS IS A TRUE AND ACCURATE TABULATION OF BIDS FOR THE CITY OF RIDGELAND HIGHLAND COLONY PARKWAY REHABILITATION PROJECT, STP-7354-00(0003) LPA 106944-701000 RECEIVED BY THE CITY OF RIDGELAND, MISSISSIPPI AT 1:000 AM CDT ON OCTOBER 5, 2016.

CERTIFIED BY: 
CHRISTOPHER W. BRYSON, P.E.



				ENGINEER'S ESTIMATE		APAC - MISSISSIPPI, INC. 101 RIVERVIEW DRIVE RICHLAND, MS 39218 PHONE: 601-376-4018 COR # 95		OPC vs. LOW BID COMPARISON
ITEM NO	DESCRIPTION	UNIT	ESTIMATED QUANTITY	ESTIMATED UNIT COST	ESTIMATED TOTAL COST	UNIT COST	TOTAL COST	TOTAL COST
ROADSIDE REMOVAL								
202-B005	REMOVAL OF ASPHALT PAVEMENT, ALL DEPTHS	SY	200	\$ 15.00	\$ 3,000.00	\$ 30.00	\$ 6,000.00	\$ 3,000.00
202-B093	REMOVAL OF CURB & GUTTER, ALL TYPES	LF	200	\$ 15.00	\$ 3,000.00	\$ 17.50	\$ 3,500.00	\$ 500.00
EARTHWORK								
203-G004	EXCESS EXCAVATION, LVM, AH	CY	80	\$ 15.00	\$ 1,200.00	\$ 50.00	\$ 4,000.00	\$ 2,800.00
BITUMINOUS PAVING								
907-403-A017	9.5-mm, ST, MIXTURE, ASPHALT PAVEMENT	TON	2000	\$ 80.00	\$ 160,000.00	\$ 87.00	\$ 174,000.00	\$ 14,000.00
406-A001	COLD MILLING OF BITUMINOUS PAVEMENT, ALL DEPTHS	SY	200	\$ 20.00	\$ 4,000.00	\$ 38.00	\$ 7,600.00	\$ 3,600.00
907-407-A001	ASPHALT FOR TACK COAT	GAL	500	\$ 5.00	\$ 2,500.00	\$ 3.25	\$ 1,625.00	\$ (875.00)
907-499-A002	ROADBED RECLAMATION WITH PORTLAND CEMENT	SY	17,000	\$ 7.00	\$ 119,000.00	\$ 2.25	\$ 38,250.00	\$ (80,750.00)
907-499-B001	PORTLAND CEMENT	TON	160	\$ 130.00	\$ 20,800.00	\$ 210.00	\$ 33,600.00	\$ 12,800.00
CONCRETE								
503-C007	SAW CUT, FULL DEPTH	LF	100	\$ 15.00	\$ 1,500.00	\$ 17.50	\$ 1,750.00	\$ 250.00
907-601-B003	CLASS "B" STRUCTURAL CONCRETE, MINOR STRUCTURES	CY	3	\$ 1,600.00	\$ 4,800.00	\$ 1,850.00	\$ 5,550.00	\$ 750.00
602-A001	REINFORCING STEEL	LBS	150	\$ 5.00	\$ 750.00	\$ 3.50	\$ 525.00	\$ (225.00)
609-D001	COMBINATION CONCRETE CURB AND GUTTER, TYPE 1	LF	200	\$ 25.00	\$ 5,000.00	\$ 36.50	\$ 7,300.00	\$ 2,300.00
TRAFFIC CONTROL								
907-618-A001	MAINTENANCE OF TRAFFIC	LS	1	\$ 30,000.00	\$ 30,000.00	\$ 135,000.00	\$ 135,000.00	\$ 105,000.00
619-A3001	TEMPORARY TRAFFIC STRIPE, SKIP WHITE	LF	900	\$ 1.00	\$ 900.00	\$ 1.00	\$ 900.00	\$ -
619-A5001	TEMPORARY TRAFFIC STRIPE, DETAIL	LF	650	\$ 2.00	\$ 1,300.00	\$ 1.00	\$ 650.00	\$ (650.00)
619-A6002	TEMPORARY TRAFFIC STRIPE, LEGEND	SF	1400	\$ 3.00	\$ 4,200.00	\$ 2.00	\$ 2,800.00	\$ (1,400.00)
619-D1001	STANDARD ROADSIDE CONSTRUCTION SIGNS, LESS THAN 10 SQUARE FEET	SF	100	\$ 10.00	\$ 1,000.00	\$ 8.00	\$ 800.00	\$ (200.00)
619-D2001	STANDARD ROADSIDE CONSTRUCTION SIGNS, 10 SQUARE FEET OR MORE	SF	20	\$ 10.00	\$ 200.00	\$ 8.00	\$ 160.00	\$ (40.00)
619-G4001	BARRICADES, TYPE III, SINGLE FACED	LF	40	\$ 15.00	\$ 600.00	\$ 19.00	\$ 760.00	\$ 160.00
619-G5001	FREE STANDING PLASTIC DRUMS	EA	30	\$ 25.00	\$ 750.00	\$ 35.00	\$ 1,050.00	\$ 300.00
620-A001	MOBILIZATION	LS	1	\$ 40,000.00	\$ 40,000.00	\$ 139,000.00	\$ 139,000.00	\$ 99,000.00
PAVEMENT MARKING & TRAFFIC SIGNS								
907-626-A001	4" THERMOPLASTIC TRAFFIC STRIPE, SKIP WHITE	LF	900	\$ 3.00	\$ 2,700.00	\$ 1.25	\$ 1,125.00	\$ (1,575.00)
907-626-G002	4" THERMOPLASTIC DETAIL TRAFFIC STRIPE, CONTINUOUS WHITE	LF	650	\$ 3.00	\$ 1,950.00	\$ 2.50	\$ 1,625.00	\$ (325.00)
907-626-H005	THERMOPLASTIC LEGEND, WHITE	SF	1400	\$ 7.00	\$ 9,800.00	\$ 4.25	\$ 5,950.00	\$ (3,850.00)
627-K001	RED-CLEAR REFLECTIVE HIGH PERFORMANCE RAISED MARKERS	EACH	150	\$ 10.00	\$ 1,500.00	\$ 6.00	\$ 900.00	\$ (600.00)
630-A001	STANDARD ROADSIDE SIGNS, SHEET ALUMINUM, 0.080" THICKNESS	SF	76	\$ 45.00	\$ 3,420.00	\$ 64.00	\$ 4,864.00	\$ 1,444.00
630-C001	STEEL U-SECTION POSTS, 2.0 LB/FT	LF	120	\$ 5.00	\$ 600.00	\$ 3.70	\$ 444.00	\$ (156.00)
907-649-A001	VIDEO DETECTION SYSTEM, 1 SENSOR, TYPE 2	EACH	1	\$ 23,000.00	\$ 23,000.00	\$ 7,500.00	\$ 7,500.00	\$ (15,500.00)
907-649-E001	VIDEO DETECTION TRAINING	LS	1	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ -
TOTAL BASE BID				\$ 449,970.00		\$ 589,728.00		\$ 139,758.00



MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Christopher W. Bryson, P.E., City Engineer 

DATE: October 12, 2016

RE: **PROPOSAL FOR GEOTECHNICAL ENGINEERING SERVICES**
Geotechnical Investigation of Proposed Canadian National Railroad Pipe Culvert
Lake Harbour Drive Extension
HPP-8323-00(004)/LPA 104859-811000
City of Ridgeland, Madison County, Mississippi

Upon Canadian National Railroad concurrence with the design alternative to install a new pipe culvert under the railroad as a portion of the effort to replace the existing box culvert in the Lake Harbour Drive Extension project, we respectfully request the Mayor and Board of Aldermen approve this Proposal for providing geotechnical engineering services to determine the subsurface information required for the design and construction of a new pipe culvert. The geotechnical investigation will consist of a single, 40-foot deep soil boring through the center of the existing railroad embankment. The Canadian National Railroad will require a work plan, permits, and flagmen in order to enter upon the railroad for this soil boring.

This Proposal for Geotechnical Engineering Services between the City of Ridgeland and Burns Cooley Dennis, Inc. is in the lump sum amount of \$9,900.00. Additional professional service fees would be required to produce construction documents if the pipe culvert design alternative is chosen for use in the Lake Harbour Drive Extension project and approved by Canadian National Railroad.

Thank you for your consideration of our request. Please contact me if you have any questions.

Cc: John M. McCollum, Public Works Director

mailing address: p.o. box 217 • ridgeland, ms 39158
street address: 304 highway 51 • ridgeland, ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John M. McCollum - director of public works

board of aldermen: D.I. Smith - at-large • Ken Heard, cmo, mayor pro tempore - ward 1 • Chuck Gautier - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6

BURNS COOLEY DENNIS, INC.

GEOTECHNICAL AND MATERIALS ENGINEERING CONSULTANTS

Geotechnical and Corporate

551 Sunnybrook Road
Ridgeland, MS 39157
Phone: (601) 856-9911
Fax: (601) 856-9774

Mailing Address

Post Office Box 12828
Jackson, MS 39236

Materials

278 Commerce Park Drive
Ridgeland, MS 39157
Phone: (601) 856-2332
Fax: (601) 856-3552

September 29, 2016

City of Ridgeland
Post Office Box 217
Ridgeland, Mississippi 39157

Proposal No. 16001P-223

Attention: Christopher W. Bryson, P.E., City Engineer

Re: Proposal for Subsurface Exploration
12-ft Diameter Culvert through Railroad Embankment
Lake Harbor Road Extension
Ridgeland, Mississippi

Gentlemen:

Burns Cooley Dennis, Inc. (BCD) is pleased to submit this proposal to conduct a geotechnical investigation at the location of a new steel 12-ft diameter culvert to be jacked through the existing Canadian National (CN) railroad embankment. We understand that the new pipe culvert will be located immediately north of the existing double box culvert. The geotechnical investigation will consist of advancing one 40-ft deep boring through the center of the embankment from the existing railroad tracks. The purpose of the boring is to obtain subsurface information required for design and construction of the jacked culvert.

Our proposed scope of services would include the following:

- Site Recon to evaluate project needs and access (already performed)
- Preparing work plan and obtaining permission from the CN Railroad to drill on the tracks including obtaining sufficient insurance to satisfy CN requirements
- Securing a flagman through the CN Railroad and reimbursing CN Railroad for the cost of the flagman, and submit standard required fee to CN for management of the project and cable locate
- Mobilize to the site for access down tracks from road crossing under close CN on-site control - drilling and sampling a 40-ft deep boring through the center of the embankment at the proposed location of the new culvert – backfill boring with cement-bentonite grout

- Collecting soil samples and delivering to office for performing laboratory tests on selected soil samples to investigate the strengths, classifications and moisture contents of the soils encountered in the boring
- Preparing a brief letter report documenting the subsurface conditions encountered in the soil boring

We would perform the scope of services outlined in the preceding paragraphs for a lump sum fee of \$9,900. The fixed price does not include any special consultation services beyond that required to clarify the drawings and specifications. All services on this project would be performed under the direct supervision of a geotechnical engineer registered to practice engineering in Mississippi. Professional services provided by Burns Cooley Dennis, Inc. would be performed in accordance with generally accepted engineering principles and practices. We estimate that our scope of services can be completed within three weeks of authorization to proceed.

We appreciate the opportunity to submit this proposal. If the scope of services and lump sum price described in the preceding paragraphs are acceptable, please sign the attached agreement and return a copy to us with this letter attached. We look forward to providing the geotechnical engineering services for this project.

Very truly yours,

BURNS COOLEY DENNIS, INC.



G. Thomas Dunlap, P.E.

GTD/gtd

Copy Submitted: (via e-mail)

**CONTRACT AGREEMENT
BETWEEN
BURNS COOLEY DENNIS, INC.
AND
CITY OF RIDGELAND
FOR
GEOTECHNICAL ENGINEERING SERVICES**

THE AGREEMENT

This AGREEMENT is made by and between Burns Cooley Dennis, Inc., hereinafter referred to as GEOTECHNICAL ENGINEER, and City of Ridgeland, hereinafter referred to as CLIENT.

The AGREEMENT between the parties consists of these TERMS, the attached PROPOSAL identified as Proposal No. 16001P-223 dated September 29, 2016, and any exhibits or attachments noted in the PROPOSAL. Together, these elements will constitute the entire AGREEMENT superseding any and all prior negotiations, correspondence, or agreements either written or oral. Any changes to this AGREEMENT must be mutually agreed to in writing.

STANDARD OF CARE

CLIENT recognizes that subsurface conditions may vary from those observed at locations where borings, surveys, or explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by GEOTECHNICAL ENGINEER will be based solely on information available to GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER is responsible for such data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed.

Services performed by GEOTECHNICAL ENGINEER under this AGREEMENT are expected by CLIENT to be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the geotechnical engineering profession practicing contemporaneously under similar conditions in the locality of the project. Under no circumstances is any warranty, express or implied, made in connection with the providing of geotechnical engineering services.

SITE ACCESS AND SITE CONDITIONS

CLIENT will grant or obtain free access to the site for all equipment and personnel necessary for GEOTECHNICAL ENGINEER to perform the work set forth in this AGREEMENT. CLIENT will notify any and all possessors of the project site that CLIENT has granted GEOTECHNICAL ENGINEER free access to the site. GEOTECHNICAL ENGINEER will take reasonable precautions to minimize damage to the site, but it is understood by CLIENT that, in the normal course of work, some damage may occur and the correction of such damage is not part of this AGREEMENT.

HAZARDOUS MATERIALS

CLIENT understands that GEOTECHNICAL ENGINEER's services under this AGREEMENT are limited to geotechnical engineering and that GEOTECHNICAL ENGINEER has no responsibility to locate, identify, evaluate, treat or otherwise consider or deal with hazardous materials. CLIENT is solely responsible for notifying all appropriate federal, state, municipal or other governmental agencies, including the potentially affected public, of the existence of any hazardous materials located on or in the project site, or located during the performance of this AGREEMENT.

SAMPLE DISPOSAL

GEOTECHNICAL ENGINEER will dispose of all remaining soil samples sixty (60) days after submission of the report covering those samples. Further storage or transfer of samples can be made at CLIENT's expense upon CLIENT's written request.

CONSTRUCTION PHASE SERVICES

If GEOTECHNICAL ENGINEER is retained by CLIENT to provide a site representative for the purpose of observing specific portions of construction work or other field activities as set forth in the PROPOSAL, then this clause applies. For the specified assignment, GEOTECHNICAL ENGINEER will report observations and professional opinions to CLIENT. No action of GEOTECHNICAL ENGINEER or GEOTECHNICAL ENGINEER's site representative can be construed as altering any AGREEMENT between CLIENT and others. GEOTECHNICAL ENGINEER will report to CLIENT any observed geotechnically related work which, in GEOTECHNICAL ENGINEER's professional opinion, does not conform with plans and specifications. The GEOTECHNICAL ENGINEER has no right to reject or stop work of any agent of the CLIENT. Such rights are reserved solely for CLIENT. Furthermore, GEOTECHNICAL ENGINEER's presence on site does not in any way guarantee the completion or quality of the performance of the work of any party retained by CLIENT to provide field or construction-related services.

GEOTECHNICAL ENGINEER will not be responsible for and will not have control or charge of specific means, methods, techniques, sequences or procedures of construction or other field activities selected by any agent or agreement of CLIENT, or safety precautions and programs incident thereto.

Tests performed by GEOTECHNICAL ENGINEER on finished work or work in progress are taken intermittently and indicate the general acceptability of the work on a statistical basis. GEOTECHNICAL ENGINEER's tests and observations of the work are not a guarantee of the quality of work and do not relieve other parties from their responsibility to perform their work in accordance with applicable plans, specifications and requirements.

BILLING AND PAYMENT

Invoices will be submitted to CLIENT by GEOTECHNICAL ENGINEER, and will be due and payable upon presentation. Invoices are delinquent if payment has not been received within fifteen (15) days from date the CLIENT receives payment from the Mississippi Bureau of Buildings. CLIENT will pay an

additional charge of one-and-one-half (1.5) percent per month (or the maximum percentage allowed by law, whichever is lower) on any delinquent amount.

TERMINATION

This AGREEMENT may be terminated by either party seven (7) days after written notice in the event of any breach of any provision of this AGREEMENT or in the event of substantial failure of performance by the other party, or if CLIENT suspends the work for more than three (3) months. In the event of termination, GEOTECHNICAL ENGINEER will be paid for services performed prior to the date of termination plus reasonable termination expenses, including, but not limited to the cost of completing analyses, records, and reports necessary to document job status at the time of termination.

ALLOCATION OF RISK

The total cumulative liability of GEOTECHNICAL ENGINEER, its subconsultants and subcontractors, and all of their respective shareholders, directors, officers, employees and agents (collectively "GEOTECHNICAL ENGINEER ENTITIES"), to CLIENT arising from services under this AGREEMENT, will not exceed the gross compensation received by GEOTECHNICAL ENGINEER under this AGREEMENT or \$50,000, whichever is greater; provided, however, that such liability is further limited as described below. This limitation applies to all lawsuits, claims or actions that allege errors or omissions in GEOTECHNICAL ENGINEERS's services, whether alleged to arise in tort, contract, warranty, or other legal theory.

Subject to the provisions and limitations of this AGREEMENT, GEOTECHNICAL ENGINEER agrees to indemnify and hold harmless CLIENT, its shareholders, officers, directors, employees, and agents from and against any and all claims, suits, liabilities, damages, expenses (including without limitation reasonable attorney's fees and costs of defense), or other losses (collectively "Losses") to the extent caused by GEOTECHNICAL ENGINEER's negligent performance of its services under this AGREEMENT.

CLIENT will indemnify and hold harmless GEOTECHNICAL ENGINEER ENTITIES from and against any and all losses to the extent caused by the

negligence of CLIENT, its employees, agents and contractors. In addition, except to the extent caused by GEOTECHNICAL ENGINEER's sole negligence,

Neither CLIENT nor GEOTECHNICAL ENGINEER will be liable to the other for special, consequential, incidental or penal losses or damages including but not limited to losses, damages or claims related to the unavailability of property or facilities, shutdowns or service interruptions, loss of use, profits, revenue, or inventory, or for use charges, cost or capital, or claims of the other party and/or its customers.

The indemnity obligations and the limitations of liability established under this AGREEMENT will survive the expiration or termination of this AGREEMENT. If GEOTECHNICAL ENGINEER provides services to CLIENT that the parties do not confirm through execution of an amendment to this AGREEMENT, the obligations of the parties to indemnify each other and the limitations on liability established under this AGREEMENT apply to such services as if the parties had executed an amendment.

INSURANCE

GEOTECHNICAL ENGINEER represents that it and its agents, staff and consultants employed by it is and are protected by worker's compensation insurance and that it has such coverage under public liability and property damage insurance policies which are deemed to be adequate. Certificates for all such policies of insurance shall be provided to CLIENT upon request in writing. Within the limits and conditions of such insurance, GEOTECHNICAL ENGINEER agrees to indemnify and save CLIENT harmless from and against any loss, damage or liability arising from any negligent acts by GEOTECHNICAL ENGINEER, its agents, staff and consultants employed by GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER shall not be responsible for any loss, damage, or liability arising from any acts by CLIENT, its agents, staff, and other consultants employed by CLIENT. A sample certificate of insurance follows this contract. Please advise if there are any additional requirements.

OWNERSHIP OF DOCUMENTS

All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other

documents prepared by GEOTECHNICAL ENGINEER, as instruments of service, shall remain the property of GEOTECHNICAL ENGINEER. CLIENT agrees that all reports and other work furnished to the CLIENT or its agents, which is not paid for, will be returned upon demand and will not be used by the CLIENT or its agents for any purpose whatever. GEOTECHNICAL ENGINEER will retain all pertinent records relating to the services performed for a period of five years following submission of GEOTECHNICAL ENGINEER's report, during which period the records will be made available to the CLIENT at all reasonable times.

ASSIGNMENT AND SUBCONTRACTS

Neither party shall assign this AGREEMENT, or any part thereof, without the written consent of the other party, except for an assignment of proceeds for financing purposes. GEOTECHNICAL ENGINEER may subcontract for the services of others without obtaining CLIENT's consent where GEOTECHNICAL ENGINEER deems it necessary or desirable to have others perform certain services.

DISPUTES

All disputes between GEOTECHNICAL ENGINEER and CLIENT are subject to mediation. Either party may demand mediation by serving a written notice stating the essential nature of the dispute, amount of time or money claimed, and requiring that the matter be mediated within 45 days of service of notice.

No action or suit may be commenced unless the mediation did not occur within 45 days after service of notice; or the mediation occurred but did not resolve the dispute; or a statute of limitations would elapse if suit was not filed prior to 45 days after service of notice.

GOVERNING LAW AND SURVIVAL

The laws of the State of Mississippi will govern the validity of these TERMS, their interpretations and performance. Any mediation or other legal proceedings will occur in Jackson, Mississippi.

If any of the provisions contained in this AGREEMENT are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be

impaired. Limitations of liability and indemnities will survive termination of the AGREEMENT for any cause.

THIRD PARTY BENEFICIARIES

Nothing contained in this AGREEMENT shall create a contractual relationship with or a cause of action in favor of a third party against either the CLIENT or the GEOTECHNICAL ENGINEER. The GEOTECHNICAL

ENGINEER's services under this AGREEMENT are being performed solely for the CLIENT's benefit, and no other entity shall have any claim against the GEOTECHNICAL ENGINEER because of this AGREEMENT or the performance or nonperformance of services hereunder. The CLIENT agrees to include a provision in all contracts with contractors and other entities involved in the project to carry out the intent of this paragraph.

The parties have read the foregoing, understand completely the terms, and willingly enter into this AGREEMENT which will become effective on the date signed below by CLIENT.

CITY OF RIDGELAND
CLIENT

Signature

Typed or Printed Name/Title

Date

BURNS COOLEY DENNIS, INC.
GEOTECHNICAL ENGINEER

Signature

G. Thomas Dunlap/Principal
Typed or Printed Name/Title

September 29, 2016
Date



MEMORANDUM

TO: The Mayor and Board of Aldermen

FROM: Christopher W. Bryson, P.E., City Engineer 

DATE: October 12, 2016

RE: **PROPOSAL FOR STRUCTURAL ENGINEERING SERVICES**
Structural Survey and Condition Assessment of Canadian National Railroad Box Culvert
Lake Harbour Drive Extension
HPP-8323-00(004)/LPA 104859-811000
City of Ridgeland, Madison County, Mississippi

Upon Canadian National Railroad concurrence with a structural liner design alternative to the box culvert replacement in the Lake Harbour Drive Extension project, we respectfully request the Mayor and Board of Aldermen approve this Proposal for structural engineering services consisting of a structural survey and condition assessment of the existing concrete box culvert under the Canadian National railroad. The purpose of this assessment is to determine the existing structure's condition and prepare a conceptual design of structural repairs to the box culvert to provide adequate strength to the structure during construction of Lake Harbour Drive Extension.

This Proposal for Structural Engineering Services between the City of Ridgeland and Laird+Smithers, Inc. is in the lump sum amount of \$9,400.00. Additional professional service fees would be required to produce structural construction documents if the structural liner design alternative is chosen for use in the Lake Harbour Drive Extension project and approved by Canadian National Railroad.

Thank you for your consideration of our request. Please contact me if you have any questions.

Cc: John M. McCollum, Public Works Director

mailing address: p.o. box 217 • ridgeland, ms 39158
street address: 304 highway 51 • ridgeland, ms 39157
ph: 601.853.2027 • fax: 601.853.2019 • www.ridgelandms.org

Gene F. McGee, cmo - mayor • John M. McCollum - director of public works

board of aldermen: D.I. Smith - at-large • Ken Heard, cmo, mayor pro tempore - ward 1 • Chuck Gautier - ward 2
Kevin Holder, cmo - ward 3 • Brian P. Ramsey, cmo - ward 4 • Scott Jones, cmo - ward 5 • Wesley Hamlin, cmo - ward 6



LAIRD + SMITHERS, INC.
Engineers and Consultants

October 10, 2016

Christopher W. Bryson, P.E.
City Engineer
Department of Public Works
P.O. Box 217
Ridgeland, MS 39158

REFERENCE: PROPOSAL FOR STRUCTURAL ENGINEERING SERVICES
STRUCTURAL SURVEY AND CONDITION ASSESSMENT
EXISTING BOX CULVERT BENEATH RAILROAD
NEAR INTERSECTION OF HIGHWAY 51 AND LAKE HARBOUR DRIVE
RIDGELAND, MS

Dear Mr. Bryson:

Laird + Smithers, Inc. is pleased to submit this proposal for Structural Engineering Services for the above referenced project. References herein to the Engineer refer to Laird + Smithers, Inc., and references to the Client refer to City of Ridgeland, MS.

A. Scope of Work:

Structural Engineering Services for the structural survey and condition assessment of the existing box culvert crossing underneath the existing railroad near the intersection of Highway 51 and Lake Harbour Drive in Ridgeland, MS. Services will include the evaluation of the structure's existing condition, measurement of the existing structure, review plans of the existing structure and preliminary conceptual design of structural repairs to provide adequate strengthening of the existing concrete box culvert.

B. Services to be provided by the ENGINEER to the CLIENT:

1. Visual observations of the existing structure.
2. Measurements of elevations, dimensions and other items necessary to prosecute the condition assessment.
3. Review of structural plans of the existing concrete box culvert, if available.
4. Coordinate Structural Engineering Services with Client and other disciplines as necessary to prosecute the conceptual repair design.
5. Participate in conferences with Client, as necessary to identify and coordinate potential repair concepts.

6. Provide a structural condition assessment report outlining condition of existing structure and conceptual recommended repairs or strengthening that may be required.

C. Services to be provided by the CLIENT to the ENGINEER:

1. Provide prints of existing structural drawings, if available.
2. Call to the Engineer's attention any and all deficient areas, which have previously been identified by the Client or other agents of the Client.
3. Provide ladders and lifts for access to elevated areas. This may be required for reviewing existing conditions.
4. Provide assistance to the Engineer as may be required to uncover and visually examine selected areas of the existing structure. This may include selective demolition of the structure to measure thickness of existing structure.
5. Provide sampling and testing of the existing structure, such as concrete cores for testing compressive strength and petrographic analysis of existing concrete.

D. Payment for Services:

1. For the services outlined in Section B, the Engineer shall be paid a lump sum amount of \$9,400.
2. Upon completion of the Structural Survey and Condition Assessment and request of the Client, an additional lump sum fee will be provided to the Client for strengthening design, construction documents and construction administration.
3. No monies shall be deducted from the Engineer's fee without prior written consent.
4. For additional services requested by the Client, including but not limited to, changes in the scope of work, unforeseen latent conditions encountered, etc., Engineer shall be paid hourly in accordance with its *Hourly Rate Schedule for Professional Services* in effect at the time (currently 2016); see attachment. Reimbursable expenses for additional services will be added.
5. Payment to the Engineer shall be made within 30 calendar days of the Client's receipt of invoice from the Engineer. Payment for Engineer's services is not contingent on any factor except Engineer's ability to provide services in a manner consistent with that standard of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

E. General Terms and Conditions:

1. The Engineer will strive to perform services under this Agreement in a manner consistent with that standard of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. No

other representation, express or implied, and no warranty or guarantee is included or intended in this Agreement or in any report, opinion, document, or otherwise.

2. Client shall provide all criteria and full information as to his requirements for the Project, including budgetary limitations. Client shall arrange for Engineer to enter upon public and private property and obtain all necessary approvals and permits required from all governmental authorities having jurisdiction over the project. Client shall give prompt written notice to the Engineer whenever Client observes or otherwise becomes aware of any development that affects the scope or timing of Engineer's services, or any defect or nonconformance in the work of any construction contractor.
3. The Engineer will disclose all conflicts of interest, which disclosure shall include, but not be limited to, any prior or current services of any kind being performed or having been performed on behalf of any person or entity with which the Client is engaged for any purpose, including the person or entity with which the Client will be engaged with the Engineer's involvement.
4. Any reuse of project documents, without written verification or adaption by Engineer, shall be at Client's sole risk, and Client shall defend and hold harmless Engineer from all claims and damages.
5. The Engineer cannot and does not guarantee that proposals, bids or actual construction costs will not vary from his opinions or estimates of construction costs.
6. Engineer may subcontract portions of the services, but each subcontractor must be approved by Client.
7. This Agreement, in whole or in part, may be terminated for convenience by the Client or Engineer upon thirty day's written notice. Upon termination, the Client shall pay the Engineer for all work and services rendered, up to the time of the notice of termination, in accordance with the terms, limits and conditions of this Agreement.
8. Client shall indemnify and hold harmless Engineer from loss or expense, including reasonable attorney's fees, for claims for personal injuries (including death) or property damage to the extent caused by the negligent act, error or omission of the Engineer.
9. In the event the Engineer is required by the Client or other third party to provide testimony, answer interrogatories or otherwise provide information in preparation for or at a trial, hearing, proceeding on inquiry arising out of the services that are the subject of this Agreement, where Engineer is not a party to such proceeding, Client will compensate Engineer for its services and reimburse Engineer for all related direct costs incurred in connection with providing such testimony.
10. The Engineer shall indicate to the Client the information needed for rendering of services hereunder. The Client may elect to provide this information (including services by others) to the Engineer. In this case, the Client recognizes that the

Engineer cannot assure the sufficiency of such information. Accordingly, the Engineer shall not be liable for any claims for injury or loss arising from errors, omissions or inaccuracies in documents or other information provided by the Client. In addition, the Client agrees to compensate the Engineer for any time spent or expenses incurred in defending such claim or in making revisions to his work as a direct or indirect result of information provided by the Client which is insufficient.

11. Client recognizes that utilities which will affect the project and project design will be located by information provided by the Client, project owner, utility companies and others not employed by or under supervision of the Engineer. In that these utility locations and sizes are based on information provided by others, the Engineer cannot and does not warrant their completeness and accuracy. Accordingly, the Engineer shall not be liable for injury or loss arising from errors, omissions or inaccuracies in documents or other information provided to the Engineer by others not employed by or under supervision of the Engineer.
12. If the Client knows or has any reason to assume or suspect that hazardous materials may exist at the project site, he will inform Engineer in writing prior to initiation of services under this Agreement. Hazardous materials may exist at a site where there is no reason to believe they could or should be present. Client agrees that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work or termination of services. Engineer agrees to notify Client as soon as practically possible should unanticipated hazardous materials or suspected hazardous materials be encountered. Client waives any claim against Engineer and agrees to defend and hold Engineer harmless from any claim or liability for injury or loss arising from Engineer's encountering unanticipated hazardous materials or suspected hazardous materials.
13. When construction phase services are included in the Agreement, Engineer will provide personnel to evaluate whether construction is in general accordance with the construction contract, but not to perform detailed observations or inspections of the work.

Engineer is not a guarantor or insurer of the contractor's work; the contractor is solely responsible for the accuracy and adequacy of construction and for all other activities performed by the contractor, including the means and methods of construction; supervision of personnel and construction; control of machinery; false work, scaffolding, and other temporary construction aids; safety in, on, and about the job site; and compliance with OSHA and all other applicable regulations. Engineer's evaluation of the contractor's performance will not include review or observation of the adequacy of the contractor's safety measures or of safety conditions on the project site nor of contractor's means or methods of construction.

14. The Client recognizes that Engineer's fee includes an allowance for funding a variety of risks which affect the Engineer by virtue of his agreeing to perform services on the Client's behalf. One of these risks stems from the Engineer's potential for human error. In order for the Client to obtain the benefits of a fee which includes a lesser allowance of risk funding, the Client agrees to limit the Engineer's liability to the

Client and all construction contractors arising from the Engineer's professional acts, errors or omissions, such that the total aggregate liability of the Engineer to all those named shall not exceed the Engineer's total fee for services rendered on this project.

15. The Client should be aware that modifications and/or additions to existing structures may lead to unforeseen problems in the original components. These situations are not predictable by the Engineer. However, if this situation arises, the Engineer will work with the Client and/or his agents to resolve the matter as economically as possible. Any such additional work will be billed on an hourly basis in accordance with the *Hourly Rate Schedule for Professional Services* in effect at the time (currently 2016); see attachment.

We appreciate the opportunity to be of service to you. If the terms of this Agreement are acceptable to you, please sign and return to us for our records; this letter shall constitute our Agreement for the above referenced Project.

Sincerely,

LAIRD + SMITHERS, INC.



H. Jefferson Laird III, P.E., LEED AP BD+C
Principal

HJL/cas

Enclosure

ACCEPTED: _____
City of Ridgeland, MS

DATE: _____

LAIRD + SMITHERS, INC.

2016 RATE SCHEDULE FOR PROFESSIONAL SERVICES

POSITION	HOURLY RATE
Project Manager	\$165.00
Project Engineer	\$130.00
Engineer Intern	\$95.00
Technician	\$85.00*
Administrative/Clerical	\$55.00*

* Hourly rates indicated for these non-exempt classifications apply to regular time. If overtime work is required to meet client's schedule, Laird + Smithers, Inc. reserves the right to negotiate overtime rates.

REIMBURSABLE EXPENSE SCHEDULE

EXPENSE	COST
Vehicle Mileage	\$0.54/mile

All other expenses, including contract reproduction/printing, travel and subsistence, parking, communications, equipment rental, postage and overnight mail, and supplies will be reimbursed at actual cost.

RENTAL AGREEMENT
FOR USE BY MISSISSIPPI AGENCIES & GOVERNING AUTHORITIES
AND VENDORS
(applicable to equipment rental transactions)

This Rental Agreement (hereinafter referred to as Agreement) is entered into by and between City of Ridgeland (hereinafter referred to as Customer), and Pitney Bowes (hereinafter referred to as Vendor). This Agreement becomes effective upon signature by Customer and Vendor, and shall take precedence over all agreements and understandings between the parties. Vendor, by its acceptance hereof, agrees to rent to Customer, and Customer, by its acceptance hereof, agrees to rent from Vendor, the equipment, including applicable software and services to render it continually operational, listed in Exhibit A, which is attached hereto and incorporated herein.

1. CUSTOMER ACCOUNT ESTABLISHMENT:

- A. A separate Vendor Customer Number will be required for each specific customer/installation location.
- B. The Customer is identified as the entity on the first line of the "bill-to" address. All invoices and notices of changes will be sent to the "bill-to" address in accordance with Paragraph 8 herein.
- C. Ship-to and/or Installed-at address is the location to which the initial shipment of equipment/supplies will be made and the address to which service representatives will respond. Subsequent shipments of supplies for installed equipment will also be delivered to the "installed-at" address unless otherwise requested.
- D. Unless creditworthiness for this Customer Number has been previously established by Vendor, Vendor's Credit Department may conduct a credit investigation for this Agreement. Notwithstanding delivery of equipment, Vendor may revoke this Agreement by written notice to the Customer if credit approval is denied within thirty (30) days after the date this Agreement is accepted for Vendor by an authorized representative.

2. EQUIPMENT SELECTION, PRICES, AND AGREEMENT: The Customer has selected and Vendor agrees to provide the equipment, including applicable software and services to render it continually operational, identified on Exhibit A attached to this Agreement. The specific prices, inclusive of applicable transportation charges, are as set forth on the attached Exhibit A. The parties understand and agree that the Customer is exempt from the payment of taxes.

3. SHIPPING AND TRANSPORTATION: Vendor agrees to pay all non-priority, ground shipping, transportation, rigging and drayage charges for the equipment from the equipment's place of manufacture to the installation address of the equipment as specified under this Agreement. If any form of express shipping method is requested, it will be paid for by Customer.

4. RISK OF LOSS OR DAMAGE TO EQUIPMENT: While in transit, Vendor shall assume and bear the entire risk of loss and damage to the equipment from any cause whatsoever. If, during the period the equipment is in Customer's possession, due to gross negligence of the customer, the equipment is lost or damaged, then, the customer shall bear the cost of replacing or repairing said equipment.

5. DELIVERY, INSTALLATION, ACCEPTANCE, AND RELOCATION:

A. DELIVERY: Vendor shall deliver the equipment to the location specified by Customer and pursuant to the delivery schedule agreed upon by the parties. If, through no fault of the Customer, Vendor is unable to deliver the equipment or software, the prices, terms and conditions will remain unchanged until delivery is made by Vendor. If, however, Vendor does not deliver the equipment or software within ten (10) working days of the delivery due date, Customer shall have the right to terminate the order without penalty, cost or expense to Customer of any kind whatsoever.

B. INSTALLATION SITE: At the time of delivery and during the period Vendor is responsible for maintenance of the equipment, the equipment installation site must conform to Vendor's published space, electrical and environmental requirements; and the Customer agrees to provide, at no charge, reasonable access to the equipment and to a telephone for local or toll free calls.

C. INSTALLATION DATE: The installation date of the equipment shall be that date as is agreed upon by the parties, if Vendor is responsible for installing the equipment.

D. ACCEPTANCE: Unless otherwise agreed to by the parties, Vendor agrees that Customer shall have ten (10) working days from date of delivery and installation, to inspect, evaluate and test the equipment to confirm that it is in good working order.

E. RELOCATION: Customer may transfer equipment to a new location by notifying Vendor in writing of the transfer at least thirty (30) calendar days before the move is made. If Vendor is responsible for maintenance of the equipment, this notice will enable Vendor to provide technical assistance in the relocation efforts, if needed, as well as to update Vendor's records as to machine location. There will be no cessation of rental charges during the period of any such transfer. The Vendor's cost of moving and reinstalling equipment from one location to another is not included in this Agreement, and Customer agrees to pay Vendor, after receipt of invoice of Vendor's charges with respect to such moving of equipment, which will be billed to Customer in accordance with Vendor's standard practice then in effect for commercial users of similar equipment or software and payment remitted in accordance with Paragraph 8 herein.

6. RENTAL TERM: The rental term for each item of equipment shall be that as stated in the attached Exhibit A. If the Customer desires to continue renting the equipment at the expiration of the original rental agreement, the Customer must enter into a new rental agreement which shall be separate from this Agreement. There will be no automatic renewals allowed. There shall be no option to purchase.

7. OWNERSHIP: Unless the Customer has obtained title to the equipment, title to the equipment shall be and remain vested at all times in Vendor or its assignee and nothing in this Agreement shall give or convey to Customer any right, title or interest therein, unless purchased by Customer. Nameplates, stencils or other indicia of Vendor's ownership affixed or to be affixed to the equipment shall not be removed or obliterated by Customer.

8. PAYMENTS:

A. INVOICING AND PAYMENTS: The charges for the equipment, software or services covered by this Agreement are specified in the attached Exhibit A. Charges for any partial month for any item of equipment shall be prorated based on a thirty (30) day month. Vendor shall submit an invoice with the appropriate documentation to Customer.

1. E-PAYMENT: The Vendor agrees to accept all payments in United States currency via the State of Mississippi's electronic payment and remittance vehicle. The Customer agrees to make payment in accordance with Mississippi law on "Timely Payments for Purchases by Public Bodies", Section 31-7-301, *et seq.* of the 1972 Mississippi Code Annotated, as amended, which generally provides for payment of undisputed amounts by the agency within forty-five (45) days of receipt of the invoice.

2. PAYMODE: Payments by state agencies using Mississippi's Accountability System for Government Information and Collaboration (MAGIC) shall be made and remittance information provided electronically as directed by the State. The State, may at its sole discretion, require the Vendor to submit invoices and supporting documentation electronically at any time during the term of this Agreement. These payments shall be deposited into the bank account of the Vendor's choice. The Vendor understands and agrees that the State is exempt from the payment of taxes. All payments shall be in United States currency.

B. METER READINGS: If applicable, the Customer shall provide accurate and timely meter readings at the end

of each applicable billing period on the forms or other alternative means specified by Vendor. Vendor shall have the right, upon reasonable prior notice to Customer, and during Customer's regular business hours, to inspect the equipment and to monitor the meter readings. If Customer meter readings are not received in the time to be agreed upon by the parties, the meter readings may be obtained electronically or by other means or may be estimated by Vendor subject to reconciliation when the correct meter reading is received by Vendor.

C. COPY CREDITS: If applicable, if a copier is being rented, the Customer will receive one (1) copy credit for each copy presented to Vendor which, in the Customer's opinion, is unusable and also for each copy which was produced during servicing of the equipment. Copy credits will be issued only if Vendor is responsible for providing equipment services or maintenance services (except time and materials maintenance). Copy credits will be reflected on the invoice as a reduction in the total copy volume, except for run length plans which will be credited at a specific copy credit rate as shown on the applicable price list.

9. USE OF EQUIPMENT: Customer shall operate the equipment according to the manufacturer's specifications and documented instructions. Customer agrees not to employ or use additional attachments, features or devices on the equipment or make changes or alterations to the equipment covered hereby without the prior written consent of Vendor in each case, which consent shall not be unreasonably withheld.

10. MAINTENANCE SERVICES, EXCLUSIONS, AND REMEDIES:

A. SERVICES: If Vendor is responsible for providing equipment services, maintenance services (except for time and materials), or warranty services: (1) Vendor shall install and maintain the equipment and make all necessary adjustments and repairs to keep the equipment in good working order. (2) Parts required for repair may be used or reprocessed in accordance with Vendor's specifications and replaced parts are the property of Vendor, unless otherwise specifically provided on the price lists. (3) Services will be provided during Customer's usual business hours. (4) If applicable, Customer will permit Vendor to install, at no cost to Customer, all retrofits designated by Vendor as mandatory or which are designed to insure accuracy of meters.

B. EXCLUSIONS: The following is not within the scope of services: (1) Provision and installation of optional retrofits. (2) Services connected with equipment relocation. (3) Installation/removal of accessories, attachments or other devices. (4) Exterior painting or refinishing of equipment. (5) Maintenance, installation or removal of equipment or devices not provided by Vendor. (6) Performance of normal operator functions as described in applicable Vendor operator manuals. (7) Performance of services necessitated by accident; power failure; unauthorized alteration of equipment or software; tampering; service by someone other than Vendor; causes other than ordinary use; interconnection of equipment by electrical, or electronic or mechanical means with noncompatible equipment, or failure to use operating system software. If Vendor provides, at the request of the Customer, any of the services noted above, the Customer may be billed by Vendor at a rate not to exceed the Master State Prices Agreement between the Vendor and the State of Mississippi, or in the absence of such agreement at the then current time and materials rates.

C. REMEDIES: If during the period in which Vendor is providing maintenance services, Vendor is unable to maintain the equipment in good working order, Vendor will, at no additional charge, provide either an identical replacement or another product that provides equal or greater capabilities.

11. HOLD HARMLESS: To the fullest extent allowed by law, Vendor shall indemnify, defend, save and hold harmless, protect, and exonerate the Customer and the State of Mississippi, its Commissioners, Board Members, officers, employees, agents, and representatives from and against all claims, demands, liabilities, suits, actions, damages, losses, and costs of every kind and nature whatsoever, including, without limitation, court costs, investigative fees and expenses, and attorneys' fees, arising out of or caused by Vendor and/or its partners, principals, agents, employees, and/or subcontractors in the performance of or failure to perform this Agreement. In the Customer's sole discretion, Vendor may be allowed to control the defense of any such claim, suit, etc. In the event Vendor defends said claim, suit, etc., Vendor shall use legal counsel acceptable to the Customer; Vendor shall be solely liable for all reasonable costs and/or expenses associated with such defense and the Customer shall be entitled to participate in said defense. Vendor shall not settle any claim, suit, etc., without the Customer's concurrence,

which the Customer shall not unreasonably withhold.

12. ALTERATIONS, ATTACHMENTS, AND SUPPLIES:

A. If Customer makes an alteration, attaches a device or utilizes a supply item that increases the cost of services, Vendor will either propose an additional service charge or request that the equipment be returned to its standard configuration or that use of the supply item be discontinued. If, within five (5) days of such proposal or request, Customer does not remedy the problem or agree in writing to do so within a reasonable amount of time, Vendor shall have the right to terminate this Agreement as provided herein. If Vendor believes that an alteration, attachment or supply item affects the safety of Vendor personnel or equipment users, Vendor shall notify Customer of the problem and may withhold maintenance until the problem is remedied.

B. Unless Customer has obtained title to the equipment free and clear of any Vendor security interest, Customer may not remove any ownership identification tags on the equipment or allow the equipment to become fixtures to real property.

13. ASSIGNMENT: The Vendor shall not assign, subcontract or otherwise transfer in whole or in part, its right or obligations under this Agreement without prior written consent of the Customer. Any attempted assignment or transfer without said consent shall be void and of no effect.

14. GOVERNING LAW: This Agreement shall be governed by and construed in accordance with the laws of the State of Mississippi, excluding its conflicts of laws provisions, and any litigation with respect thereto shall be brought in the courts of said state. The Vendor shall comply with applicable federal, state, and local laws and regulations.

15. NOTICE: Any notice required or permitted to be given under this Agreement shall be in writing and personally delivered or sent by certified United States mail, postage prepaid, return receipt requested, to the party to whom the notice should be given at the address set forth below. Notice shall be deemed given when actually received or when refused. The parties agree to promptly notify each other in writing of any change of address.

For the Vendor: Pitney Bowes

For the Customer:

Name

Name

Title

Title

Address City, State, &

Address

Zip Code

City, State, & Zip Code

16. WAIVER: Failure by the Customer at any time to enforce the provisions of this Agreement shall not be construed as a waiver of any such provisions. Such failure to enforce shall not affect the validity of this Agreement or any part thereof or the right of the Customer to enforce any provision at any time in accordance with its terms.

17. CAPTIONS: The captions or headings in this Agreement are for convenience only, and in no way define, limit or describe the scope or intent of any provision or section of this Agreement.

18. SEVERABILITY: If any term or provision of this Agreement is prohibited by the laws of the State of Mississippi or declared invalid or void by a court of competent jurisdiction, the remainder of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

19. THIRD PARTY ACTION NOTIFICATION: Vendor shall give Customer prompt notice in writing of any action or suit filed, and prompt notice of any claim made against Vendor by any entity that may result in litigation related in any way to this Agreement.

20. AUTHORITY TO CONTRACT: Vendor warrants that it is a validly organized business with valid authority to enter into this Agreement and that entry into and performance under this Agreement is not restricted or prohibited by any loan,

security, financing, contractual or other agreement of any kind, and notwithstanding any other provision of this Agreement to the contrary, that there are no existing legal proceedings, or prospective legal proceedings, either voluntary or otherwise, which may adversely affect its ability to perform its obligations under this Agreement.

21. RECORD RETENTION AND ACCESS TO RECORDS: The Vendor agrees that the Customer or any of its duly authorized representatives at any time during the term of this Agreement shall have unimpeded, prompt access to and the right to audit and examine any pertinent books, documents, papers, and records of the Vendor related to the Vendor's charges and performance under this Agreement. All records related to this Agreement shall be kept by the Vendor for a period of three (3) years after final payment under this Agreement and all pending matters are closed unless the Customer authorizes their earlier disposition. However, if any litigation, claim, negotiation, audit or other action arising out of or related in any way to this Agreement has been started before the expiration of the three (3) year period, the records shall be retained for one (1) year after all issues arising out of the action are finally resolved. The Vendor agrees to refund to the Customer any overpayment disclosed by any such audit arising out of or related in any way to this Agreement.

22. EXTRAORDINARY CIRCUMSTANCES: If either party is rendered unable, wholly or in part, by reason of strikes, accidents, acts of God, weather conditions or any other acts beyond its control and without its fault or negligence to comply with any obligations or performance required under this Agreement, then such party shall have the option to suspend its obligations or performance hereunder until the extraordinary performance circumstances are resolved. If the extraordinary performance circumstances are not resolved within a reasonable period of time, however, the non-defaulting party shall have the option, upon prior written notice, of terminating the Agreement.

23. TERMINATION: This Agreement may be terminated as follows: (a) Customer and Vendor mutually agree to the termination, or (b) If either party fails to comply with the terms and conditions of this Agreement and that breach continues for thirty (30) days after the defaulting party receives written notice from the other party, then the non-defaulting party has the right to terminate this Agreement. The non-defaulting party may also pursue any remedy available to it in law or in equity. Upon termination, all obligations of Customer to make payments required hereunder shall cease.

24. AVAILABILITY OF FUNDS: It is expressly understood and agreed that the obligation of the Customer to proceed under this Agreement is conditioned upon the appropriation of funds by the Mississippi State Legislature and the receipt of state and/or federal funds. If the funds anticipated for the continuing fulfillment of the agreement are, at any time, not forthcoming or insufficient, either through the failure of the federal government to provide funds or of the State of Mississippi to appropriate funds or the discontinuance or material alteration of the program under which funds were provided or if funds are not otherwise available to the Customer, the Customer shall have the right upon ten (10) working days written notice to the Vendor, to terminate this Agreement without damage, penalty, cost or expenses to the Customer of any kind whatsoever. The effective date of termination shall be as specified in the notice of termination.

25. MODIFICATION OR RENEGOTIATION: This Agreement may be modified, altered or changed only by written agreement signed by the parties hereto. The parties agree to renegotiate the Agreement if federal, state and/or the Customer's revisions of any applicable laws or regulations make changes in this Agreement necessary.

26. WARRANTIES: Vendor warrants that the equipment, when operated according to the manufacturer's specifications and documented instructions, shall perform the functions indicated by the specifications and documented literature. Vendor may be held liable for any damages caused by failure of the equipment to function according to specifications and documented literature published by the manufacturer of the equipment.

27. E-VERIFY COMPLIANCE: If applicable, the Vendor represents and warrants that it will ensure its compliance with the Mississippi Employment Protection Act of 2008, Section 71-11-1, *et seq.* of the Mississippi Code Annotated (Supp 2008), and will register and participate in the status verification system for all newly hired employees. The term "employee" as used herein means any person that is hired to perform work within the State of Mississippi. As used herein, "status verification system" means the Illegal Immigration Reform and Immigration Responsibility Act of 1996 that is operated by the United States Department of Homeland Security, also known as the E-Verify Program, or any other successor electronic verification system replacing the E-Verify Program. The Vendor agrees to maintain records of such compliance and, upon request of the State and

approval of the Social Security Administration or Department of Homeland Security, where required, to provide a copy of each such verification to the Customer. The Vendor further represents and warrants that any person assigned to perform services hereafter meets the employment eligibility requirements of all immigration laws of these warranties, the breach of which may subject the Vendor to the following: (1) termination of this Agreement and ineligibility for any state or public contract in Mississippi for up to three (3) years, with notice of such cancellation/termination being made public, or (2) the loss of any license, permit, certification or other document granted to the Vendor by an agency, department or governmental entity for the right to do business in Mississippi for up to one (1) year, or (3) both --in the event of such cancellation/termination, the Vendor would also be liable for any additional costs incurred by the Customer due to the contract cancellation or loss of license or permit.

28. HARD DRIVE SECURITY: Vendor must properly format the hard drive, deleting all information, or replace the hard drive with a new hard drive prior to storing or re-selling the equipment. The Customer may request to retain the hard drive for a nominal fee. Vendor will supply written notification to the Customer that all data has been made inaccessible. This notification must be provided with forty-five (45) days of the equipment being returned to the Vendor.

29. ENTIRE AGREEMENT: This Agreement constitutes the entire agreement of the parties with respect to the equipment, software or services described herein and supersedes and replaces any and all prior negotiations, understandings and agreements, written or oral, between the parties relating hereto. No terms, conditions, understandings, usages of the trade, course of dealings or agreements, not specifically set out in this Agreement or incorporated herein, shall be effective or relevant to modify, vary, explain or supplement this Agreement.

30. TRANSPARENCY: This Agreement, including any accompanying exhibits, attachments, and appendices, is subject to the "Mississippi Public Records Act of 1983," codified as Section 25-61-1 et seq., Mississippi Code Annotated and exceptions found in Section 79-23-1 of the Mississippi Code Annotated (1972, as amended). In addition, this Agreement is subject to provisions of the Mississippi Accountability and Transparency Act of 2008 (MATA), codified as Section 27-104-151 of the Mississippi Code Annotated (1972, as amended). Unless exempted from disclosure due to a court-issued protective order, this Agreement is required to be posted to the Department of Finance and Administration's independent agency contract website for public access. Prior to posting the Agreement to the website, any information identified by the Vendor as trade secrets, or other proprietary information including confidential vendor information, or any other information which is required confidential by state or federal law or outside the applicable freedom of information statutes will be redacted. A fully executed copy of this Agreement shall be posted to the State of Mississippi's accountability website at: <http://www.transparency.mississippi.gov>.

31. COMPLIANCE WITH LAWS: The Vendor understands that the Customer is an equal opportunity employer and therefore maintains a policy which prohibits unlawful discrimination based on race, color, creed, sex, age, national origin, physical handicap, disability, genetic information, or any other consideration made unlawful by federal, state, or local laws. All such discrimination is unlawful and the Vendor agrees during the term of the Agreement that the Vendor will strictly adhere to this policy in its employment practices and provision of services. The Vendor shall comply with, and all activities under this Agreement shall be subject to, all applicable federal, State of Mississippi, and local laws and regulations, as now existing and as may be amended or modified.

For the faithful performance of the terms of this Agreement, the parties have caused this Agreement to be executed by their undersigned representatives.

Witness my signature this the _____ day of _____, 20_____.

Vendor: Pitney Bowes

By: _____
Authorized Signature

Printed Name:

Title:

X Witness my signature this the _____ day of _____, 20_____.

Customer: City of Ridgeland

By: _____
Authorized Signature

Printed Name: _____

Title: _____

EXHIBIT A
RENTAL AGREEMENT
FOR USE BY
MISSISSIPPI Agencies AND VENDORS
(Applicable to Equipment Rental Transactions)

The following, when signed by the Customer and the Vendor shall be considered to be a part of the Rental Agreement between the parties.

Vendor Company Name: Pitney Bowes

Customer Agency Name: City of Ridgeland

Bill to Address: PO Box 217
Ridgeland, MS 39158

Ship to Address: 304 Hwy 51 North
Ridgeland, MS
39157

<u>Description of Equipment, Software, or Services</u>	<u>Price</u>
DM400 Automatic Feed Mailing System	\$139.59
10-LB Integrated Weighing Platform	

Delivery Schedule and Installation Date:

Rental Term: (Number of Months) 60-Months

Start Date:

End Date:

Modifications: Includes Maintenance, Meter Rental, Software Updates, and Postage Rates

_____		_____
Vendor Signature		Customer Signature

POSTAGE METER RENTAL AND/OR EQUIPMENT RENTAL TERMS AND CONDITIONS

1. DEFINITIONS

As used in this Agreement, the following terms mean:

"Agreement" – the Order, these terms and conditions, and any attached exhibits.

"Bank" - The Pitney Bowes Bank, Inc.

"Consumable Supplies and Parts" - ink, printheads, belts, ink rollers, sealer and moistener brushes, bulbs, felts, sponges, and similar items.

"Equipment" - the equipment listed on the Order, excluding any IntelliLink® Control Center or postage meter.

"Initial Term" - the rental period listed on the Order.

"IntelliLink® Control Center" or **"Meter"** - any postage meter supplied by us, including the postal security device, the user interface or keyboard and display, and the print engine.

"IntelliLink® Subscription" – IntelliLink® Control Center (Meter) rental.

"Order" - the cover page to this Agreement.

"PBGFS" - Pitney Bowes Global Financial Services LLC.

"PBI," "We," "Our," or **"Us"** - Pitney Bowes Inc.

"You," or **"Your"** - the person identified on the Order who is renting Equipment or purchasing services.

2. EQUIPMENT RENTAL AND INTELLILINK® SUBSCRIPTION (METER RENTAL)

2.1 Fees

- (a) We will invoice you the Equipment rental ("rental") and IntelliLink® Subscription fees listed on the Order.
- (b) After the Initial Term, we may increase the rental and IntelliLink® Subscription fees upon 30 days' prior written notice.
- (d) When you receive notice of an increase, you may terminate this Agreement as of the date the increase becomes effective.
- (e) If you do not pay the fees when due or you do not comply with the Agreement, we may disable the IntelliLink® Control Center, terminate the Agreement, retake the Equipment and Meter, and collect from you all fees due for the remainder of the Initial Term, or if after the Initial Term, all fees then due, plus interest at the lesser of 18% per year or the maximum allowed by law and attorneys' fees.
- (f) You are responsible for paying any taxes on the Equipment and services, including sales and use tax.

2.2 Postage

- (a) To obtain postage for your Meter, you must contact our POSTAGE BY PHONE® data center.
- (b) You may transfer funds to the Bank for deposit into a Postage By Phone® Reserve Account which you maintain at the Bank ("your Reserve Account") or you may transfer funds to the United States Postal Service ("USPS") through a lockbox bank ("Lockbox Bank").
- (c) After the Initial Term, we may increase postage refill fees upon 30 days prior written notice.
- (d) If you participate in any PBI, PBGFS, or Bank postage advance programs (such as Purchase Power), we will advance payment on your behalf to USPS, subject to repayment by you under the terms of the postage advance program and billed separately from your IntelliLink® Subscription fees.
- (e) If you purchase postage through a Lockbox Bank, the USPS is responsible for refunds of unused postage and those refunds will be made in accordance with then current USPS regulations.

2.3 Terms of Use; Federal Regulations

- (a) You may use the Meter solely for the purpose of processing your mail, provided that you are authorized by USPS to use the Meter, and that you comply with (i) this Agreement and (ii) all USPS regulations.
- (b) You agree to use the Equipment and Meter only for business or commercial purposes, and not for personal, family, or household purposes.
- (c) You agree to use only attachments or printing devices authorized by us.

- (d) You agree to notify us in writing before moving the Equipment or Meter to a different location.
- (e) Federal regulations require that we own the Meter.
- (f) Tampering with or misusing the Meter is a violation of federal law.

2.4 Care and Risk of Loss

- (a) You agree to take proper care of the Equipment and Meter(s).
- (b) You assume all risk of loss or damage to the Equipment and Meter while you have possession.
- (c) Upon ending this Agreement, you agree to deliver the Equipment and Meter to us in good condition except for normal wear.

2.5 Rate Updates and Soft-Guard® Program

- (a) Your Meter or Equipment may require periodic rate information updates that you can obtain under our Soft-Guard® program, or you will receive individual rate updates as a separate charge.
- (b) If you have purchased a Soft-Guard® Subscription, we will provide up to 6 rate updates during each 12 month period following the date of installation of the Equipment.
- (c) We will provide rate updates only if required due to a postal or carrier change in rate, service, Zip Code or zone change.
- (d) Your Soft-Guard® Subscription does not cover any change in rates due to custom rate changes, new classes of carrier service, or a change in Zip Code or zone due to Equipment relocation.
- (e) If your Soft-Guard® Subscription has expired, or if you have received the maximum number of rate updates under your Soft-Guard® Subscription, you will be billed for the rate update.
- (f) You can also renew the Soft-Guard® Subscription by contacting the Customer Care Center at 1-800-322-8000 (M-F 8:30am - 5:30pm CST), or by requesting information online under Customer Support at www.pb.com.

2.6 Repair or Replacement

- (a) If the Equipment or Meter malfunctions or fails due to reasons other than your negligence or accident, usage which exceeds our recommendations, damage in transit, virus contamination or loss of data, misuse, external forces, loss or fluctuation of power, fire, flood, or other natural causes, service by anyone other than us, or the use of third party supplies (such as third party ink) resulting in damage to our Equipment, we will repair or replace the Equipment or Meter.
- (b) REPAIR OR REPLACEMENT IS YOUR SOLE REMEDY.

2.7 LIMITATION OF LIABILITY

NEITHER YOU NOR WE ARE LIABLE FOR INCIDENTAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES. WE PROVIDE NO OTHER WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

2.8 Collection of Information

- (a) You authorize us to access and download information from your Meter and we may disclose this information to the USPS or other governmental entity.
- (b) We will not share with any third parties (except the USPS or other governmental entity) individually identifiable information that we obtain about you in this manner unless required to by law or court order.
- (c) We may elect to share aggregate data about our customers' postage usage with third parties.

3. VALUE BASED SERVICES

Value Based Services include services such as USPS® e-Return Receipt and USPS® Confirmation Services.

3.1 Fees

- (a) Any fees charged by the USPS for any Value Based Service you purchase is payable by you in the same way that you pay for postage.
- (b) The USPS is solely responsible for its services.
- (c) We are not responsible for any malfunctions of any part of the communication link connecting the IntelliLink® Control Center with the USPS data system.

3.2 THE VALUE BASED SERVICES ARE PROVIDED WITHOUT ANY WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING THE WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WE ARE NOT LIABLE FOR ANY DAMAGES YOU MAY INCUR BY REASON OF YOUR USE OF THE VALUE BASED SERVICES, INCLUDING INCIDENTAL, CONSEQUENTIAL, OR PUNITIVE DAMAGES.

3.3 Ending the Value Based Services. We have the right to terminate the Value Based Services if the USPS discontinues offering the service or you breach your obligations under this Agreement and fail to cure the breach within thirty (30) days after you have been notified of it in writing.

4. ENDING THIS AGREEMENT

- 4.1 Your right to use the Equipment, Meter, or Value Based Services is limited in duration to the Initial Term and to any subsequent extensions of the Initial Term.
- 4.2 After the Initial Term, you or we may cancel this Agreement, in whole or in part, upon 30 days prior written notice.
- 4.3 We reserve the right to recover or disable the Meter and terminate this use at any time and for any reason.
- 4.4 After cancellation or termination of this Agreement, you must return the Equipment and Meter to us in the same condition as you received it, reasonable wear and tear excepted.

United States Postal Service ACKNOWLEDGMENT OF DEPOSIT

U1. UNITED STATES POSTAL SERVICE ACKNOWLEDGMENT OF DEPOSIT

U1.1 By electing to lease or use computerized meter resetting system ("CMRS") meter equipment, you may transfer funds to the Bank for deposit into a Postage By Phone® Reserve Account which you maintain at the Bank, or you may transfer funds to the USPS through a Lockbox Bank for the purpose of prepayment of postage on CMRS-equipped meters ("Deposit"). U1.2 After the effective date of the lease or meter rental Terms and Conditions between you and PBI, you may, from time to time, make deposits in your Reserve Account or may make Deposits in the Lockbox Bank account identified as: "United States Postal Service CMRS-PB." U1.3 The USPS may, at its discretion, designate itself or a successor as recipient of Deposits made by you to the Lockbox Bank account described above. U1.4 Any deposit made by you in your Reserve Account is subject to the Postage By Phone® Reserve Account – Terms and Conditions and Disclosure Statement governing your Reserve Account. U1.5 Any deposit made by you in the Lockbox Bank account will be credited by the USPS only for the payment of postage for CMRS equipment. U1.6 Such Deposits will be held within the Postal Service Fund at the U.S. Treasury and may be commingled with Deposits of other customers. U1.7 You shall not receive or be entitled to any interest or other income earned on such Deposits. U1.8 The USPS will provide a refund to you for remaining postage balances in CMRS equipment subject to then current USPS regulations. U1.9 The Lockbox Bank will provide a refund to you for deposits otherwise held by the USPS. U1.10 These refunds are provided in accordance with the regulations governing deposit of funds for CMRS, published in the Domestic Mail Manual or its successor. U1.11 The Lockbox Bank, which collects funds on behalf of the USPS, shall provide PBI, on each business day, information as to the amount of each Deposit made to the USPS by you, so PBI can update PBI's records. U1.12 PBI may deposit funds on your behalf. U1.13 The USPS will make no advances. Any relationship concerning advances is between you and PBI, PBGFS and/or the Bank. U1.14 You acknowledge that the terms of this arrangement may be changed, modified, or revoked by the USPS, with appropriate notice. U1.15 USPS regulations governing the deposit of funds for CMRS are published in the Domestic Mail Manual or its successor. U1.16 You shall be subject to all applicable rules, regulations, and orders of the USPS, including future changes to such rules, regulations and orders, and such additional terms and conditions as may be determined in accordance with applicable law. U1.17 The USPS rules, regulations, and orders prevail in the event of any conflict with any other terms and conditions applicable to any Deposit. U1.18 By engaging in any transaction through the Lockbox Bank, which will have the effect of setting postage through CMRS meter equipment, your activities concerning CMRS are subject to this USPS Acknowledgment of Deposit. **ACKNOWLEDGMENT OF DEPOSIT REQUIREMENT.** By signing this Agreement, you represent that you have read the Acknowledgment of Deposit Requirement and are familiar with its terms. You agree that upon execution of this Agreement with PBI, you will also be bound by all terms and conditions of the Acknowledgment of Deposit Requirement, as it may be amended from time to time.

The Pitney Bowes Bank, Inc.

PURCHASE POWER TERMS AND CONDITIONS

P1 PURCHASE POWER™ CREDIT LINE

The following terms apply if you enroll in the Purchase Power Program (the "Program"). P1.1 General. (a) You may participate in the Program by providing the information described in Section P1.9 and then ordering through the Program. (b) If you subscribe to the EasyPermitPostage® service, you may use the Purchase Power credit line to pay for permit postage and associated USPS fees. (c) The Purchase Power credit line is a product of The Pitney Bowes Bank, Inc. (the "Bank") and is not available to individuals for personal, family, or household purposes. P1.2 Account Charges. (a) Your Purchase Power Account (the "Account") will be charged for the amount of postage, products, and services requested and the related fees, if applicable. (b) Unless prohibited by law, you agree to pay the fees and charges of which the Bank has given you notice, including, without limitation, the fees and charges relating to: (i) transaction fees, if applicable; (ii) your failure to pay in a timely manner; (iii) your exceeding your credit line; and (iv) fees attributable to the return of any checks that you give to the Bank as payment of the Account. (c) If you have subscribed to the EasyPermitPostage® service, you agree to pay a transaction fee in respect of permit postage and associated fees financed through the Account during any billing cycle to the extent that the financed amount exceeds \$1,000, if your Subscription is Level 1, \$5,000, if your Subscription is Level 2, and \$10,000, if your Subscription is Level 3, which fee shall be .65% of the amount of such excess for such billing cycle. P1.3 Billing, Payments, and Collection. (a) You will receive a billing statement for each billing cycle in which you have activity on the Account. (b) Payments are due by the due date shown on your billing statement. (c) You may pay the entire balance due or a portion of the balance, provided that you pay at least the minimum payment shown on the statement. In the event of a partial payment, you will be responsible for the unpaid balance. P1.4 Deferred Payment Terms. (a) By using the Program, you agree that whenever there is an unpaid balance outstanding on the Account which is not paid in full by the due date shown on your billing statement, the Bank will charge you, and you will pay, interest on the unpaid balance of the Account from time to time, for each day from the date the transaction is posted to the Account until the date the unpaid balance is paid in full, at a variable rate equal to the Annual Percentage Rate applicable to the Account from time to time. (b) (i) The Annual Percentage Rate applicable to the Account will be: the greater of (a) 22% and (b) the sum of the highest "Prime Rate" published in the "Money Rates" section of *The Wall Street Journal* on the last business day of the month and the margin set forth below (the sum of the margin and the Prime Rate is herein called the "Floating Rate"). (ii) The Annual Percentage Rate will be adjusted on a monthly basis based on any fluctuation in the Floating Rate. (iii) Any change in the Annual Percentage Rate based on the calculation described in this section will become effective on the first day of your next billing cycle. (iv) The margin which will be added to the Prime Rate to determine the Floating Rate will be 14.75% (using the Prime Rate in effect as of January 31, 2008, the daily periodic rate would be .056693% and the corresponding annual percentage rate would be 20.75%). (v) The Account balance that is subject to a finance charge each day will include (a) outstanding balances, minus any payments and credits received by the Bank on the Account that day, and (b) unpaid interest, fees, and other charges on the Account. (vi) The Bank will charge a minimum finance charge of \$1.00 in any billing cycle if the finance charge as calculated above is less than \$1.00. (vii) Each payment that you make will be applied to reduce the outstanding balance of the Account and replenish your available credit line. (viii) The Bank may refuse to extend further credit if the amount of a requested charge plus your existing balance exceeds your credit P1.5 Account Cancellation and Suspension. (a) The Bank may at any time close or suspend the Account, and may refuse to allow further charges to the Account. (b) Cancellation or suspension will not affect your obligation to pay any amounts you owe. P1.6 Amendments; Termination. (a) The Bank can amend any of the provisions and terms related to the Program at any time by written notice to you. (b) Each time you use the Program, you are signifying your acceptance of the terms and provisions then in effect. (c) An amendment becomes effective on the date stated in the notice and will apply to any outstanding balance on the Account. (d) The Bank may terminate the Program at any time and will notify you in the event of any termination. (e) Any outstanding obligation will survive termination of the Program. P1.7 Visa® Authorization. IF YOU ELECT TO PARTICIPATE IN THE CARRIER BILLING PROGRAM, YOU REQUEST AND AUTHORIZE THE BANK TO OPEN, ON YOUR BEHALF, A VISA® ACCOUNT TO BE USED SOLELY FOR THE PURPOSE OF EFFECTING SHIPPING TRANSACTIONS. P1.8 Governing Law. The Program and any advances are governed by and construed in accordance with the laws of the State of Utah and applicable federal law. P1.9 USA PATRIOT Act. (a) Federal law requires financial institutions to obtain, verify and record information that identifies each person who opens an account. (b) The Bank asks that you provide identifying information, including your address and taxpayer identification number. (c) The Bank may also ask for additional identifying information, where appropriate, including asking that your representative who is opening the Account provide his/her name, address, date of birth, driver's license and/or other documents and information that will allow the Bank to identify him/her.

LICENSES: THRU ZZZZZZZZZZ

SORTED BY: NAME

PAYMENT DATES: 9/01/2016 TO 9/30/2016

===== PAYMENT DISTRIBUTION =====								
LICENSE	PERIOD	CODE	ISSUED TO	FEE	PENALTY	TAX	INTEREST	TOTAL PAID
8530	10/01/16- 9/30/17	27-17-009	ADWARE	20.00CR	.00	.00	.00	20.00CR
10155	9/01/16- 8/31/17	27-17-365	ALTAR'D STATE	62.50CR	.00	.00	.00	62.50CR
0010439	10/01/16- 9/30/17	27-17-365	AMEITECH/ SOUTH	40.00CR	.00	.00	.00	40.00CR
0010457	9/21/16- 9/20/17	27-17-009	ANXIETY SPECIALISTS COUNS	20.00CR	.00	.00	.00	20.00CR
0011434	10/01/16- 9/30/17	27-17-009	ARBORS AT THE NATCHEZ TRA	30.00CR	.00	.00	.00	30.00CR
10176	10/01/16- 9/30/17	27-17-365	ARCO AVENUE	25.00CR	.00	.00	.00	25.00CR
0010900	10/01/16- 9/30/17	27-17-365	AT WEST END	25.00CR	.00	.00	.00	25.00CR
9886	7/01/16- 6/30/17	27-17-365	AZADI FINE FURNITURE & IN	50.00CR	6.50CR	.00	.00	56.50CR
5707	10/01/16- 9/30/17	27-17-009	BARNETTS BODY SHOP	69.00CR	.00	.00	.00	69.00CR
0011710	9/13/16- 9/12/17	27-17-009	BARTON & ASSOC REAL ESTAT	20.00CR	.00	.00	.00	20.00CR
10419	8/01/16- 7/31/17	27-17-365	BELTONE AUDIOLOGY	20.00CR	2.40CR	.00	.00	22.40CR
0010581	10/01/16- 9/30/17	27-17-009	BENEFIT ADMINISTRATION SE	57.00CR	.00	.00	.00	57.00CR
8388	10/01/16- 9/30/17	27-17-365	BERNINA SEWING ETC	150.00CR	.00	.00	.00	150.00CR
0011701	9/01/16- 8/31/17	27-17-009	BERRY CONST & RENOVATION	20.00CR	.00	.00	.00	20.00CR
0010486	10/01/16- 9/30/17	27-17-365	BEST BUY BEAUTY SUPPLY	40.00CR	.00	.00	.00	40.00CR
9205	9/01/16- 8/31/17	27-17-365	BEYOND EXPECTATIONS FORMA	20.00CR	.00	.00	.00	20.00CR
9030	11/01/16-10/31/17	27-17-009	BRIDGE TO RECOVERY INC, A	30.00CR	.00	.00	.00	30.00CR
0011059	10/01/16- 9/30/17	27-17-365	BROCCUS	20.00CR	.00	.00	.00	20.00CR
0011378	8/01/16- 7/31/17	27-17-009	C&S FITNESS LLC	.00	2.20CR	.00	.00	2.20CR
0011707	6/20/16- 5/31/17	27-17-009	CALIBER HOME LOANS, INC.	20.00CR	.00	.00	.00	20.00CR
7620	10/01/16- 9/30/17	27-17-009	CATERING BY GEORGES	30.00CR	.00	.00	.00	30.00CR
0011405	9/01/16- 8/31/17	27-17-365	CC'S COFFEE HOUSE	30.00CR	.00	.00	.00	30.00CR
7796	10/01/16- 9/30/17	27-17-365	CHILDREN PLACE #1079, THE	40.00CR	.00	.00	.00	40.00CR
5533	10/01/16- 9/30/17	27-17-009	COCK OF THE WALK	72.00CR	.00	.00	.00	72.00CR
0011344	8/01/16- 7/31/17	27-17-365	COMMISSARY KIDS INC. DBA	.00	2.75CR	.00	.00	2.75CR
0010541	9/01/16- 8/31/17	27-17-009	CRE'S CREATIONS HAIR SALO	20.00CR	2.20CR	.00	.00	22.20CR
0010451	10/01/16- 9/30/17	27-17-009	DAYS INN AND SUITES	30.00CR	.00	.00	.00	30.00CR
9437	10/01/16- 9/30/17	27-17-009	DEEP ROOTS DESIGN & LANDS	30.00CR	.00	.00	.00	30.00CR
0010441	10/01/16- 9/30/17	27-17-009	DESIGN WORK	20.00CR	.00	.00	.00	20.00CR
8235	10/01/16- 9/30/17	27-17-009	DRURY INN & SUITES	102.00CR	.00	.00	.00	102.00CR
8021	10/01/16- 9/30/17	27-17-009	ELECTROLYSIS OF MADISON C	20.00CR	.00	.00	.00	20.00CR
0011717	6/15/15- 6/15/17	27-17-365	ELITE MOTORCARS OF MS, LL	440.00CR	602.80CR	.00	.00	1,042.80CR
10168	10/01/16- 9/30/17	27-17-009	ENDODONTIC ASSOCIATES PLL	30.00CR	.00	.00	.00	30.00CR
0010876	10/01/16- 9/30/17	27-17-365	ESSENCE OF MISSISSIPPI	75.00CR	.00	.00	.00	75.00CR
5208	10/01/16- 9/30/17	27-17-009	EWING & RAY FOUNDATION	69.00CR	.00	.00	.00	69.00CR
0011231	10/01/16- 9/30/17	27-17-009	EXCEED TECHNOLOGIES INC	20.00CR	.00	.00	.00	20.00CR
10424	10/01/16- 9/30/17	27-17-365	EXPRESS FASHION OPERATION	62.50CR	.00	.00	.00	62.50CR
5560	10/01/16- 9/30/17	27-17-365	F Y E #1168	150.00CR	.00	.00	.00	150.00CR
9496	10/01/16- 9/30/17	27-17-009	FACES PLLC	30.00CR	.00	.00	.00	30.00CR
5252	9/01/16- 8/31/17	27-17-365	FARRELL CALHOUN PAINTS	50.00CR	.00	.00	.00	50.00CR
5226	10/01/16- 9/30/17	27-17-365	FOOT LOCKER #7644	340.00CR	.00	.00	.00	340.00CR
0011708	9/06/16- 9/05/17	27-17-365	FOR HER	20.00CR	.00	.00	.00	20.00CR
0010431	10/01/16- 9/30/17	27-17-009	FRANS INTERIOR FASHIONS	20.00CR	.00	.00	.00	20.00CR
0010898	10/01/16- 9/30/17	27-17-009	FUEL UP TRAININ	20.00CR	.00	.00	.00	20.00CR
0010434	7/01/16- 6/30/17	27-17-009	FURR TRANSMISSION	30.00CR	3.60CR	.00	.00	33.60CR
6469	8/01/16- 7/31/17	27-17-009	G FORD ROWLAND DDS MS	30.00CR	3.60CR	.00	.00	33.60CR

LICENSES: THRU ZZZZZZZZZZ

SORTED BY: NAME

PAYMENT DATES: 9/01/2016 TO 9/30/2016

===== PAYMENT DISTRIBUTION =====								
LICENSE	PERIOD	CODE	ISSUED TO	FEE	PENALTY	TAX	INTEREST	TOTAL PAID
10137	8/01/16- 7/31/17	27-17-009	GABLES APARTMENTS, THE	30.00CR	3.90CR	.00	.00	33.90CR
8392	10/01/16- 9/30/17	27-17-365	HOT TOPIC #499	300.00CR	.00	.00	.00	300.00CR
0011422	10/01/16- 9/30/17	27-17-365	HOYA OPTICAL LABS OF AMER	50.00CR	.00	.00	.00	50.00CR
9481	11/01/15-10/31/16	27-17-365	I O METRO	.00	12.50CR	.00	.00	12.50CR
0010922	10/01/16- 9/30/17	27-17-009	INTEGRA REALTY RESOURCES	48.00CR	.00	.00	.00	48.00CR
0010443	10/01/16- 9/30/17	27-17-365	INTERSTATE BATTERIES	200.00CR	.00	.00	.00	200.00CR
9525	8/01/16- 7/31/17	27-17-365	J CREW	62.50CR	.00	.00	.00	62.50CR
9913	8/01/16- 7/31/17	27-17-009	JACKSON PEDIATRIC ASSOCIA	36.00CR	4.29CR	.00	.00	40.29CR
6080	9/01/16- 8/31/17	27-17-009	JOES 4 X 4 & AUTO REPAIR	20.00CR	.00	.00	.00	20.00CR
5551	10/01/16- 9/30/17	27-17-009	KATHRYNS STEAK HOUSE	30.00CR	.00	.00	.00	30.00CR
0011426	10/01/16- 9/30/17	27-17-009	LA MORENA	20.00CR	.00	.00	.00	20.00CR
0010879	10/01/16- 9/30/17	27-17-009	LASKIN THERAPY GROUP	30.00CR	.00	.00	.00	30.00CR
8500	10/01/16- 9/30/17	27-17-035	LEFLEUR LIMOUSINE SERVICE	20.00CR	.00	.00	.00	20.00CR
8468	10/01/16- 9/30/17	27-17-009	LEFLEUR TRANSPORTATION JA	150.00CR	.00	.00	.00	150.00CR
8470	10/01/16- 9/30/17	27-17-009	LEFLEUR TRANSPORTATION TU	20.00CR	.00	.00	.00	20.00CR
9964	10/01/16- 9/30/17	27-17-009	LEFLUER ADMINISTRATIVE SE	20.00CR	.00	.00	.00	20.00CR
6114	10/01/16- 9/30/17	27-17-365	LIMITED #349, THE	40.00CR	.00	.00	.00	40.00CR
0011369	8/01/16- 7/31/17	27-17-365	LOVE CULTURE	580.00CR	41.60CR	.00	.00	621.60CR
0011328	7/01/16- 6/30/17	27-17-009	M2 PIZZA LLC	30.00CR	4.20CR	.00	.00	34.20CR
6433	10/01/16- 9/30/17	27-17-009	MADISON COUNTY JOURNAL	20.00CR	.00	.00	.00	20.00CR
6558	10/01/16- 9/30/17	27-17-009	MARK APARTMENTS, THE	30.00CR	.00	.00	.00	30.00CR
6644	8/01/16- 7/31/17	27-17-009	MIDAS AUTO SERVICE EXPERT	30.00CR	3.60CR	.00	.00	33.60CR
6681	10/01/16- 9/30/17	27-17-365	MOSTLY MARTHAS FLORIST	250.00CR	.00	.00	.00	250.00CR
0011420	9/01/16- 8/31/17	27-17-009	MOVEMENT MORTGAGE, LLC	30.00CR	3.30CR	.00	.00	33.30CR
0011423	10/01/16- 9/30/17	27-17-009	MUGSHOTS GRILL & GRILL -	93.00CR	.00	.00	.00	93.00CR
8976	9/01/16- 8/31/17	27-17-365	NANCYS ANTIQUES & LIGHTIN	20.00CR	2.20CR	.00	.00	22.20CR
7109	1/01/16-12/31/16	27-17-009	NORTHPARK MALL LP	33.00CR	5.61CR	.00	.00	38.61CR
0010748	9/09/16-12/31/16	27-17-009	OAKBROOK LLC	30.00CR	5.70CR	.00	.00	35.70CR
0010503	7/01/16- 6/30/17	27-17-365	OFFICE PRODUCTS PLUS INC	25.00CR	3.25CR	.00	.00	28.25CR
9184	9/01/16- 8/31/17	27-17-365	OLETAS GIFTS BASKETS & AC	20.00CR	2.20CR	.00	.00	22.20CR
9243	10/01/16- 9/30/17	27-17-009	P F CHANGS CHINA BISTRO	90.00CR	.00	.00	.00	90.00CR
0011712	9/19/16- 9/18/17	27-17-009	PAYNE BEHAVIORAL MEDICINE	20.00CR	.00	.00	.00	20.00CR
0011407	9/23/16- 9/22/17	27-17-009	PERFORMANCE REHAB-DPTI	60.00CR	.00	.00	.00	60.00CR
6962	7/01/16- 6/30/17	27-17-009	PINNACLE RESTAURANT CORP	30.00CR	3.90CR	.00	.00	33.90CR
0010878	9/01/16- 8/31/17	27-17-009	QUALITY HEALTHCARE AND HO	30.00CR	3.30CR	.00	.00	33.30CR
0011389	8/01/16- 7/31/17	27-17-009	QUALITY MED SCREENS LLC	30.00CR	3.60CR	.00	.00	33.60CR
0010840	8/01/16- 7/31/17	27-17-009	QUEST FITNESS CLUB LLC	20.00CR	2.40CR	.00	.00	22.40CR
6817	10/01/16- 9/30/17	27-17-009	RANEYS CARPET CARE	30.00CR	.00	.00	.00	30.00CR
6590	10/01/16- 9/30/17	27-17-009	REALTY SIGN SERVICE	20.00CR	.00	.00	.00	20.00CR
0011419	10/01/16- 9/30/17	27-17-009	RECON INVESTMENTS	20.00CR	.00	.00	.00	20.00CR
6712	10/01/16- 9/30/17	27-17-365	REEDS JEWELERS #34	340.00CR	.00	.00	.00	340.00CR
9253	9/01/16- 8/31/17	27-17-009	RENASANT BANK	30.00CR	.00	.00	.00	30.00CR
9592	8/01/16- 7/31/17	27-17-009	RIDGELAND EYECARE CENTER	30.00CR	3.60CR	.00	.00	33.60CR
10404	9/01/16- 8/31/17	27-17-009	SAFE HAVEN SECURITY SERVI	20.00CR	.00	.00	.00	20.00CR
0011391	9/01/16- 8/31/17	27-17-009	SAY IT AGAIN	20.00CR	.00	.00	.00	20.00CR
9906	8/01/16- 7/31/17	27-17-009	SHANNON'S HAIR CREATIONS	20.00CR	2.40CR	.00	.00	22.40CR

LICENSES: THRU ZZZZZZZZZZ

SORTED BY: NAME

PAYMENT DATES: 9/01/2016 TO 9/30/2016

===== PAYMENT DISTRIBUTION =====								
LICENSE	PERIOD	CODE	ISSUED TO	FEE	PENALTY	TAX	INTEREST	TOTAL PAID
9467	9/01/16- 8/31/17	27-17-365	SMITTEN LLC	50.00CR	7.50CR	.00	.00	57.50CR
0010841	8/01/16- 7/31/17	27-17-009	SMOOTHIE Q FACTORY	20.00CR	2.40CR	.00	.00	22.40CR
0011706	2/23/16- 1/31/17	27-17-009	SOIGNE CORPORATION	20.00CR	28.60CR	.00	.00	48.60CR
0010530	10/01/16- 9/30/17	27-17-365	SOMA INTIMATES, LLC	380.00CR	.00	.00	.00	380.00CR
0011713	9/02/16- 9/01/17	27-17-009	SRC RIDGELAND RANCH INVT	20.00CR	.00	.00	.00	20.00CR
0011567	10/01/16- 9/30/17	27-17-009	STATESTREET GROUP LLC	39.00CR	.00	.00	.00	39.00CR
9032	10/01/16- 9/30/17	27-17-009	STEPHENS INC	30.00CR	.00	.00	.00	30.00CR
0010678	10/01/16- 9/30/17	27-17-009	STOCKETT & THOMAS AGENCY	20.00CR	.00	.00	.00	20.00CR
10033	2/29/16- 2/28/17	27-17-009	SUBWAY	20.00CR	2.20CR	.00	.00	22.20CR
9669	8/01/16- 7/31/17	27-17-009	SUBWAY (WHEATLEY ST)	20.00CR	2.40CR	.00	.00	22.40CR
0011161	10/01/16- 9/30/17	27-17-365	TARGET DOOR & SUPPLY INC.	20.00CR	.00	.00	.00	20.00CR
0010566	10/01/16- 9/30/17	27-17-009	TEC PARTNERS LLP	20.00CR	.00	.00	.00	20.00CR
10149	9/01/16- 8/31/17	27-17-009	TONYS TAMALES	20.00CR	.00	.00	.00	20.00CR
0011437	10/01/16- 9/30/17	27-17-009	TOWNEPLACE SUITES BY MARR	84.00CR	.00	.00	.00	84.00CR
0010967	10/01/16- 9/30/17	27-17-009	TURBOJACK LLC	20.00CR	.00	.00	.00	20.00CR
5316	10/01/16- 9/30/17	27-17-365	TUXEDO JUNCTION	20.00CR	.00	.00	.00	20.00CR
8639	4/01/16- 3/31/17	27-17-009	V I P NAILS	.00	3.60CR	.00	.00	3.60CR
0011718	9/24/16- 9/24/17	27-17-365	VAN'S COMICS & CARDS	20.00CR	.00	.00	.00	20.00CR
6295	10/01/16- 9/30/17	27-17-365	VICTORIAS SECRET #131	92.50CR	.00	.00	.00	92.50CR
9715	10/01/16- 9/30/17	27-17-009	VICTORY MARKETING	45.00CR	.00	.00	.00	45.00CR
7821	9/01/16- 8/31/17	27-17-365	VITAMIN WORLD #8507	92.50CR	11.10CR	.00	.00	103.60CR
8203	10/01/16- 9/30/17	27-17-009	W RANDALL KENG	30.00CR	.00	.00	.00	30.00CR
8704	10/01/16- 9/30/17	27-17-009	W WALLACE WATCH REPAIR	20.00CR	.00	.00	.00	20.00CR
0011060	10/01/16- 9/30/17	27-17-009	WELLS FARGO BANK NA	30.00CR	.00	.00	.00	30.00CR
0010458	10/01/16- 9/30/17	27-17-009	WIGGINS PHOTOGRAPHY	20.00CR	.00	.00	.00	20.00CR
RECORD TOTAL				117				
INPUT TOTAL								
FEE TOTAL				6,749.50CR				
PENALTY TOTAL					795.40CR			
TAX TOTAL								
INTEREST TOTAL								
GRAND TOTAL__								7,544.90CR

10/12/2016 4:49 PM

L I C E N S E P A Y M E N T R E P O R T

PAGE: 4

LICENSES: THRU ZZZZZZZZZZ

SORTED BY: NAME

PAYMENT DATES: 9/01/2016 TO 9/30/2016

** LICENSE CODE TOTALS **

===== PAYMENT DISTRIBUTION =====						
LICENSE CODE	DESCRIPTION	FEE	PENALTY	TAX	INTEREST	TOTAL PAID
27-17-009	SERVICE BUSINESSES	77	2,507.00CR	100.60CR		2,607.60CR
27-17-035	AUTOMOBILES FOR HIRE	1	20.00CR			20.00CR
27-17-365	RETAIL/WHOLESALE BUSINESSES	40	4,222.50CR	694.80CR		4,917.30CR
TOTAL			6,749.50CR	795.40CR		7,544.90CR

LICENSES: THRU ZZZZZZZZZZ

SORTED BY: NAME

PAYMENT DATES: 9/01/2016 TO 9/30/2016

** REPORT CODE TOTALS **

===== PAYMENT DISTRIBUTION =====						
REPORT CODE	DESCRIPTION	FEE	PENALTY	TAX	INTEREST	TOTAL PAID
*****	INVALID	51	3,251.00CR	67.10CR		3,318.10CR
236117	New Housing Operative Builders	1	20.00CR			20.00CR
238990	All Other Specialty Trade Cont	17	435.00CR	9.60CR		444.60CR
423390	Other Construction Material Me	1	20.00CR			20.00CR
441120	Used Car Dealers	1	440.00CR	602.80CR		1,042.80CR
445120	Convenience Stores	1	30.00CR			30.00CR
446130	Optical Goods Stores	1	50.00CR			50.00CR
448120	Women's Clothing Stores	3	600.00CR	41.60CR		641.60CR
451120	Hobby Toy and Game Stores	1		2.75CR		2.75CR
454390	Other Direct Selling Establish	15	1,107.50CR	12.15CR		1,119.65CR
522120	Savings Institutions	1	30.00CR			30.00CR
522291	Consumer Lending	1	20.00CR			20.00CR
522310	Mortgage and Nonmortgage Loan	1	30.00CR	3.30CR		33.30CR
523920	Portfolio Management	1	20.00CR			20.00CR
531110	Lessors of Residential Buildin	3	80.00CR	5.70CR		85.70CR
531210	Offices of Real Estate Agents	1	20.00CR			20.00CR
531390	Other Activities Related to Re	1	39.00CR			39.00CR
541380	Testing Laboratories	1	30.00CR	3.60CR		33.60CR
541410	Interior Design Services	1	20.00CR			20.00CR
541512	Computer Systems Design Servic	1	20.00CR	28.60CR		48.60CR
621112	Offices of Physicians Mental H	1	20.00CR			20.00CR
621340	Offices of Physical Occupation	2	90.00CR			90.00CR
621399	Offices of All Other Miscellan	1	20.00CR			20.00CR
713940	Fitness and Recreational Sport	2	20.00CR	4.60CR		24.60CR
721110	Hotels (except Casino Hotels)	1	84.00CR			84.00CR
722511	FULL-SERVICE RESTAURANTS	4	173.00CR	4.20CR		177.20CR
811112	Automotive Exhaust System Repa	1	30.00CR	3.60CR		33.60CR
811113	Automotive Transmission Repair	1	30.00CR	3.60CR		33.60CR
812112	Beauty Salons	1	20.00CR	2.20CR		22.20CR

	TOTAL		6,749.50CR	795.40CR		7,544.90CR

10/12/2016 4:49 PM

L I C E N S E P A Y M E N T R E P O R T

PAGE: 6

LICENSES: THRU ZZZZZZZZZZ

SORTED BY: NAME

PAYMENT DATES: 9/01/2016 TO 9/30/2016

** FEE CODE TOTALS **

===== PAYMENT DISTRIBUTION =====						
FEE CODE	DESCRIPTION		FEE	PENALTY	TAX	INTEREST
=====						
27-17-009	SERVICE BUSINESS	62	1,463.00CR	93.01CR		1,556.01CR
27-17-009C	SERVICE BUSINESSES OVER 10	15	1,044.00CR	7.59CR		1,051.59CR
27-17-035	AUTOMOBILES FOR HIRE	1	20.00CR			20.00CR
27-17-365	RETAIL/WHOLESALE BUSINESSES	40	4,222.50CR	694.80CR		4,917.30CR
=====						
	TOTAL		6,749.50CR	795.40CR		7,544.90CR

10/12/2016 4:49 PM

L I C E N S E P A Y M E N T R E P O R T

PAGE: 7

LICENSES: THRU ZZZZZZZZZZ

SORTED BY: NAME

PAYMENT DATES: 9/01/2016 TO 9/30/2016

** GENERAL LEDGER DISTRIBUTION **

FUND G/L ACCOUNT	ACCOUNT NAME	AMOUNT
001-000-220	PRIVILEGE LICENSES	7,544.90CR
099-000-008	POOLED CASH	7,544.90

REPORT SELECTION CRITERIA

REPORT SELECTION

LICENSES: THRU ZZZZZZZZZZ
EFFECTIVE DATES: 0/00/0000 TO 99/99/9999
EXPIRATION DATES: 0/00/0000 TO 99/99/9999
PAYMENT DATES: 9/01/2016 TO 9/30/2016
LICENSE CODES: Include: 27-17-009 , 27-17-035 , 27-17-299 , 27-17-365 , 27-17-415 , 27-17-425 , 27-27-005 27-27-301 , 75-85-0
REPORT CODES: All
FEE CODES: All

PRINT OPTIONS

SEQUENCE: NAME
REPORT TYPE: SUMMARY
REVERSE PAYMENTS: NO

END OF REPORT

VENDOR		DOCKET		*-----INVOICE-----*		
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT
01-00450	A P W A	133998	MEMBERSHIP RENEWAL MEMBERSHIP RENEWAL	I 201610070272 001-201-686	10/03/2016 620.00	620.00
01-00655	A W W A BOOKSTORE	133999	MEMBERSHIP RENEWAL MEMBERSHIP RENEWAL	I 201610110276 400-650-686	10/04/2016 355.00	355.00
01-04300	ACTS NOW INC	134000	REGISTRATION REGISTRATION	I 201610070271 400-650-681	10/03/2016 1,098.00	1,098.00
01-01350	ADCAMP INC	134001	TONS OF ASPHALT TONS OF ASPHALT	I 35978 001-201-575	8/31/2016 6,471.06	6,471.06
01-01350	ADCAMP INC	134002	TONS OF ASPHALT ASPHALT TAC TONS OF ASPHALT	I 36028 001-201-575 001-201-575	9/30/2016 1,250.00 6,353.32	7,603.32
01-04417	ALLEN ENGINEERING AND SCI	134003	08-29-16 - 09-25-16 STORMWATER 08-29-16 - 09-25-16 STORMWATER	I 00160580 001-201-600	9/25/2016 7,936.43	7,936.43
01-01558	AMERICA'S CHOICE CHEMICAL	134004	MOSQUITO BRICKETS MOSQUITO BRICKETS	I 12401 001-250-544	10/03/2016 798.00	798.00
01-01558	AMERICA'S CHOICE CHEMICAL	134005	CRACK SEALANT CRACK SEALANT	I 12410 001-201-575	10/10/2016 3,310.56	3,310.56
01-05035	AMY HEAD STUDIO	134006	OVERPYMT OF PRIVILEGE LICENSE OVERPYMT OF PRIVILEGE LICENSE	I 201610120281 001-000-351	9/28/2016 30.00	30.00
01-05049	ANDERSON, THOMAS	134007	ADV TRAV: 10-27-16 ADV TRAV: 10-27-16	I 201610120284 001-100-610	10/10/2016 47.15	47.15
01-00304	AREGOOD TECHNOLOGIES, INC	134008	PRINTER FEES B/W REC CENTER B/W CITY HALL COLOR CITY HALL	I AR79017 001-340-604 001-340-604 001-340-604	9/30/2016 3.38 67.20 25.68	96.26
01-01944	ATMOS ENERGY	134009	3013187195:08-26-16 - 09-29-16 3013187195:08-26-16 - 09-29-16	I 201610120282 001-340-630	9/29/2016 32.12	32.12
01-01944	ATMOS ENERGY	134010	3015422613:08-25-16 - 09-28-16 3015422613:08-25-16 - 09-28-16	I 201610120283 001-160-630	9/28/2016 84.22	84.22
01-05034	WILLIAM BROWN III	134011	REPAIR LIGHT GENERATOR REPAIR LIGHT GENERATOR	I 10616 400-650-635	10/05/2016 80.63	80.63
01-05550	B W I OF JACKSON INC	134012	CHEMICALS ROUNDUP FUEL	I 13786772 001-340-575 001-340-575	9/15/2016 356.34 0.68	357.02
01-05550	B W I OF JACKSON INC	134013	CHEMICALS SAHARA DG	I 13787920 001-340-575	9/27/2016 379.86	379.98

VENDOR		DOCKET		*-----INVOICE-----*		
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT
01-05550	B W I OF JACKSON INC	134013	CHEMICALS	I 13787920	9/27/2016	379.98
			FUEL	001-340-575	0.12	CONT
01-04598	BANCORPSOUTH INSURANCE SE	134014	ADDING MISC EQUIP TO SCHEDULE	I 161837	10/06/2016	47.00
			ADDING MISC EQUIP TO SCHEDULE	001-092-625	47.00	
01-01614	BERTUCCI, BRETT	134015	CLOTHING ALLOWANCE	I 201610120288	10/06/2016	700.00
			CLOTHING ALLOWANCE	001-100-535	700.00	
01-07400	BLURTON, BANKS & ASSOCIAT	134016	ROAD BORE	I 054-673	10/04/2016	1,600.00
			ROAD BORE	400-650-603	1,600.00	
01-00504	BOB'S POOL SERVICE	134017	OVERPYMT OF PRIVILEGE LICENSE	I 201610120287	10/04/2016	55.00
			OVERPYMT OF PRIVILEGE LICENSE	001-000-351	55.00	
01-07820	BOURDIN, WENDY	134018	ADV TRAV: 10-14-16	I 201610120291	10/06/2016	64.40
			ADV TRAV: 10-14-16	001-340-610	64.40	
01-07820	BOURDIN, WENDY	134019	ADV TRAV: 11-01-16 - 11-06-16	I 201610120292	10/06/2016	351.90
			ADV TRAV: 11-01-16 - 11-06-16	001-340-610	351.90	
01-04629	BRIDGES, HUNTER	134020	CLOTHING ALLOWANCE	I 201610120289	10/06/2016	700.00
			CLOTHING ALLOWANCE	001-100-535	700.00	
01-01784	BROOKS, PERCY	134021	2GAMES@20.00: OCT 4, 2016	I 201610120285	10/04/2016	40.00
			2GAMES@20.00: OCT 4, 2016	001-340-690	40.00	
01-04583	BROWN, BARBARA LYNN	134022	OCTOBER 3, 2016 MEETING	I 100316	10/03/2016	50.00
			OCTOBER 3, 2016 MEETING	001-340-611	50.00	
01-03797	BROWN, EDDIE LEE	134023	2GAMES@20.00: OCT 4, 2016	I 201610120286	10/04/2016	40.00
			2GAMES@20.00: OCT 4, 2016	001-340-690	40.00	
01-08765	BUCKNER, RENEE	134024	ADV TRAV: 10-23-16 - 10-26-16	I 201610120290	10/12/2016	305.24
			ADV TRAV: 10-23-16 - 10-26-16	400-650-610	305.24	
01-02311	BUFKIN MECHANICAL, INC	134025	SERVICE ORDERS	I 71119	9/30/2016	1,005.00
			FIELD 3 IRRIGATION	001-340-637	1,005.00	
01-02311	BUFKIN MECHANICAL, INC	134026	SERVICE ORDERS	I 71133	8/17/2016	180.00
			TRAILHEAD RESTROOM	001-340-637	180.00	
01-02311	BUFKIN MECHANICAL, INC	134027	SERVICE ORDERS	I 71213	9/26/2016	128.00
			RICE RD MEN FLUSH VA	001-340-637	128.00	
01-02311	BUFKIN MECHANICAL, INC	134028	SERVICE ORDERS	I 71233	9/30/2016	128.00
			QUAD FLUSH VALVE	001-340-637	128.00	
01-08825	BUILDING OFFICIALS ASSOCI	134029	REGISTRATION	I 201610060266	10/05/2016	130.00
			REGISTRATION	001-201-681	130.00	
01-08825	BUILDING OFFICIALS ASSOCI	134030	REGISTRATION	I 201610060269	10/05/2016	100.00

VENDOR		DOCKET		*-----INVOICE-----*			
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT	
01-08825	BUILDING OFFICIALS ASSOCI	134030	REGISTRATION REGISTRATION	I 201610060269 001-180-686	10/05/2016	100.00	CONT
01-03826	C SPIRE WIRELESS	134031	0031656076:08-23-16 - 09-22-16 0031656076:08-23-16 - 09-22-16	I 201610120295 001-160-605	9/22/2016	273.07	
01-03826	C SPIRE WIRELESS	134032	0031656148:08-23-16 - 09-22-16 0031656148:08-23-16 - 09-22-16 0031656148:08-23-16 - 09-22-16 0031656148:08-23-16 - 09-22-16	I 201610120296 001-201-605 400-650-605 404-650-605	9/22/2016	1,072.46	
01-03297	C.C. LYNCH & ASSOCIATES,	134033	TRACELAND NORTH WWMS REPLACE SENSOR SHIPPING	I 163027-1 404-650-730 404-650-730	9/07/2016	1,936.00	
01-03297	C.C. LYNCH & ASSOCIATES,	134034	DESICCANT TUB REFILL DESICCANT TUB REFILL SHIPPING	I 164231 404-650-540 404-650-540	9/26/2016	159.15	
01-10400	CANTON FARM EQUIPMENT CO	134035	TRACIOR PARIS SPINDLE HUB KIT	I 139476 001-201-635 001-201-635	10/10/2016	284.67	
01-10400	CANTON FARM EQUIPMENT CO	134036	TRACTOR PARTS NUT WASHER	I 139485 001-201-635 001-201-635	10/10/2016	11.96	
01-01441	CAPITOL TOWING INC	134037	TOWING FEES TOWING FEES	I 80592 001-100-632	9/29/2016	75.00	
01-03553	CARRIGEE CONSULTING, LLC	134038	REGISTRATION REGISTRATION	I 201610060267 400-650-681	10/05/2016	250.00	
01-01136	CENTERPOINT ENERGY	134039	30982987: 08-30-16 - 09-29-16 30982987: 08-30-16 - 09-29-16	I 201610120297 001-100-630	10/05/2016	19.12	
01-01136	CENTERPOINT ENERGY	134040	31746860: 08-30-16 - 09-29-16 31746860: 08-30-16 - 09-29-16	I 201610120298 001-201-630	10/05/2016	24.34	
01-01136	CENTERPOINT ENERGY	134041	31762107: 08-30-16 - 09-29-16 31762107: 08-30-16 - 09-29-16	I 201610120299 001-160-630	10/05/2016	79.59	
01-01136	CENTERPOINT ENERGY	134042	31796030: 08-30-16 - 09-29-16 31796030: 08-30-16 - 09-29-16	I 201610120300 001-092-630	10/05/2016	24.34	
01-01136	CENTERPOINT ENERGY	134043	31942477: 08-30-16 - 09-29-16 31942477: 08-30-16 - 09-29-16	I 201610120301 001-350-630	10/05/2016	30.31	
01-01136	CENTERPOINT ENERGY	134044	31942485: 08-30-16 - 09-29-16 31942485: 08-30-16 - 09-29-16	I 201610120302 001-340-630	10/05/2016	21.35	
01-01136	CENTERPOINT ENERGY	134045	31942493: 08-30-16 - 09-29-16	I 201610120303	10/05/2016	30.31	

VENDOR		DOCKET		*-----INVOICE-----*			
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT	
01-01136	CENTERPOINT ENERGY	134045	31942493: 08-30-16 - 09-29-16 I 31942493: 08-30-16 - 09-29-16	201610120303 001-160-630	10/05/2016	30.31	CONT
01-01136	CENTERPOINT ENERGY	134046	31942501: 08-30-16 - 09-29-16 I 31942501: 08-30-16 - 09-29-16	201610120304 400-650-630	10/05/2016	25.09	
01-01136	CENTERPOINT ENERGY	134047	31942519: 08-30-16 - 09-29-16 I 31942519: 08-30-16 - 09-29-16	201610120305 400-650-630	10/05/2016	28.08	
01-01136	CENTERPOINT ENERGY	134048	31984024: 08-30-16 - 09-29-16 I 31984024: 08-30-16 - 09-29-16	201610120306 001-100-630	10/05/2016	783.26	
01-02764	CENTRAL MISSISSIPPI CRIME	134049	SEPTEMBER 2016 SEPTEMBER 2016	I 201610120294 001-000-330	10/04/2016	554.30	
01-11950	CENTRAL MS PLANNING & DEV	134050	2017 DISTRICT ASSESSMENTS 2017 DISTRICT ASSESSMENTS	I 1651 001-020-686	10/04/2016	8,041.00	
01-12050	CENTRAL PIPE SUPPLY INC	134051	WATER PARTS 3" PVC COUPLING 3" BRASS CHECK VALVE	I S100072251.001 400-650-575 400-650-575	9/15/2016	272.04	
01-12050	CENTRAL PIPE SUPPLY INC	134052	WATER PARTS 8" SLEEVE 8" BOLT PACK	I S100073145.001 400-650-575 400-650-575	9/22/2016	368.52	
01-12050	CENTRAL PIPE SUPPLY INC	134053	WATER PARTS 12 SLEEVE 12" BOLT PACK 12" MEGA LUG	I S100073316.001 400-650-575 400-650-575 400-650-575	9/26/2016	287.30	
01-12050	CENTRAL PIPE SUPPLY INC	134054	WATER PARTS 3/4" INDEX 3/4" BASE 3/4" METER CONNECTOR 3/4" METER BOX	I S100074208.001 400-650-575 400-650-575 400-650-575 400-650-575	10/03/2016	5,377.80	
01-13025	CINTAS CORPORATION LOC #2	134055	02148 02148 02148	I 10239530 001-180-540 400-650-540	9/27/2016	48.94	
01-13025	CINTAS CORPORATION LOC #2	134056	02148 02148 02148	I 10242512 001-180-540 400-650-540	10/04/2016	48.94	
01-13025	CINTAS CORPORATION LOC #2	134057	04052 04052	I 10242513 001-340-540	10/04/2016	43.49	
01-13025	CINTAS CORPORATION LOC #2	134058	02147 02147	I 10242514 001-340-540	10/04/2016	37.76	
01-13025	CINTAS CORPORATION LOC #2	134059	04448	I 10242639	10/04/2016	287.06	

VENDOR			DOCKET		*-----INVOICE-----*			
NUMBER	NAME		NUMBER	COMMENT	NUMBER	DATE	AMOUNT	
01-13025	CINTAS CORPORATION LOC #2		134059	04448	I 10242639	10/04/2016	287.06	CONT
				04448	001-201-535	287.06		
01-13025	CINTAS CORPORATION LOC #2		134060	04448	I 10242641	10/04/2016	2.55	
				04448	001-201-540	2.55		
01-13025	CINTAS CORPORATION LOC #2		134061	04450	I 10242642	10/04/2016	46.54	
				04450	400-650-540	46.54		
01-13025	CINTAS CORPORATION LOC #2		134062	02148	I 10245574	10/11/2016	48.94	
				02148	001-180-540	24.47		
				02148	400-650-540	24.47		
01-13025	CINTAS CORPORATION LOC #2		134063	04448	I 10245702	10/11/2016	271.05	
				04448	001-201-535	271.05		
01-13025	CINTAS CORPORATION LOC #2		134064	04448	I 10245704	10/11/2016	2.55	
				04448	001-201-540	2.55		
01-13025	CINTAS CORPORATION LOC #2		134065	04450	I 10245705	10/11/2016	46.54	
				04450	400-650-540	46.54		
01-01137	CINTAS FIRST AID & SAFETY		134066	FIRST AID SUPPLIES	C 9010928219	9/30/2016	1.96CR	
				CREDIT PRICE CORRECT	001-040-540	1.96CR		
01-01137	CINTAS FIRST AID & SAFETY		134067	FIRST AID SUPPLIES	I 9010749781	9/23/2016	99.76	
				ALEVE	001-040-540	50.86		
				NON-DROWSY COLD	001-040-540	48.90		
01-01137	CINTAS FIRST AID & SAFETY		134068	FIRST AID SUPPLIES	I 9010749834	9/23/2016	11.35	
				NON DROWSY ALLERGY	001-040-540	11.35		
01-13602	CLARION LEDGER		134069	HIGHLAND COLONY PKWY ADVERTISE	I 0005642166	9/25/2016	177.10	
				HIGHLAND COLONY PKWY ADVERTISE	388-601-760	177.10		
01-05030	CLARK, COREY		134070	ADV TRAV: 10-27-16	I 201610120314	10/10/2016	47.15	
				ADV TRAV: 10-27-16	001-100-610	47.15		
01-04822	COLLIER, RACHEL		134071	OCTOBER 3, 2016 MEETING	I 100316	10/03/2016	50.00	
				OCTOBER 3, 2016 MEETING	001-340-611	50.00		
01-02440	COMCAST CABLE		134072	314941015: 10-01-16 - 10-31-16	I 201610120309	9/29/2016	219.90	
				314941015: 10-01-16 - 10-31-16	001-100-604	219.90		
01-02440	COMCAST CABLE		134073	363920010: 10-01-16 - 10-31-16	I 201610120310	9/29/2016	234.85	
				363920010: 10-01-16 - 10-31-16	001-160-604	234.85		
01-02660	COMCAST CABLE		134074	339213027: 09-28-16 - 10-27-16	I 201610120307	9/25/2016	239.90	
				339213027: 09-28-16 - 10-27-16	001-020-604	14.70		
				339213027: 09-28-16 - 10-27-16	001-042-604	53.90		
				339213027: 09-28-16 - 10-27-16	001-080-604	4.89		
				339213027: 09-28-16 - 10-27-16	001-180-604	63.57		

VENDOR		DOCKET		*-----INVOICE-----*			
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT	
01-02660	COMCAST CABLE	134074	339213027: 09-28-16 - 10-27-16 I	201610120307	9/25/2016	239.90	CONT
			339213027: 09-28-16 - 10-27-16	001-201-604	19.60		
			339213027: 09-28-16 - 10-27-16	001-340-604	53.90		
			339213027: 09-28-16 - 10-27-16	400-650-604	29.34		
01-02660	COMCAST CABLE	134075	360909025: 09-28-16 - 10-27-16 I	201610120308	9/25/2016	89.90	
			360909025: 09-28-16 - 10-27-16	001-340-604	89.90		
01-02660	COMCAST CABLE	134076	390552018: 10-01-16 - 10-31-16 I	201610120311	9/29/2016	89.90	
			390552018: 10-01-16 - 10-31-16	001-160-604	89.90		
01-21750	COX, JULIE	134077	ADV TRAV: 10-14-16 I	201610120312	10/06/2016	64.40	
			ADV TRAV: 10-14-16	001-340-610	64.40		
01-21750	COX, JULIE	134078	ADV TRAV: 11-01-16 - 11-06-16 I	201610120313	10/06/2016	351.90	
			ADV TRAV: 11-01-16 - 11-06-16	001-340-610	351.90		
01-05036	CUT TECHNOLOGIES USA INC	134079	OVERPYMT OF PRIVILEGE LICENSE I	201610120293	9/27/2016	1,820.00	
			OVERPYMT OF PRIVILEGE LICENSE	001-000-351	1,820.00		
01-02613	DATAPROSE, LLC	134080	09-01-16 - 09-30-16 SERVICES I	DP1602865	9/30/2016	3,491.50	
			09-01-16 - 09-30-16 SERVICES	400-650-604	794.63		
			09-01-16 - 09-30-16 SERVICES	400-650-540	2,696.87		
01-03638	DELTA DENTAL INSURANCE CO	134081	25-1536700000: OCT 2016 I	BE001842394	10/01/2016	12,010.46	
			25-1536700000: OCT 2016	001-010-480	281.50		
			25-1536700000: OCT 2016	001-020-480	253.35		
			25-1536700000: OCT 2016	001-020-480	28.15		
			25-1536700000: OCT 2016	001-040-480	197.05		
			25-1536700000: OCT 2016	001-040-480	28.15		
			25-1536700000: OCT 2016	001-092-480	28.15		
			25-1536700000: OCT 2016	001-040-480	28.15		
			25-1536700000: OCT 2016	001-100-480	2,280.15		
			25-1536700000: OCT 2016	001-100-480	207.66		
			25-1536700000: OCT 2016	001-160-480	1,717.15		
			25-1536700000: OCT 2016	001-160-480	131.98		
			25-1536700000: OCT 2016	001-180-480	309.65		
			25-1536700000: OCT 2016	001-201-480	928.95		
			25-1536700000: OCT 2016	001-340-480	337.80		
			25-1536700000: OCT 2016	005-101-480	112.60		
			25-1536700000: OCT 2016	400-650-480	703.75		
			25-1536700000: OCT 2016	404-650-480	28.15		
			25-1536700000: OCT 2016	001-000-170	3,731.11		
			25-1536700000: OCT 2016	005-000-170	111.22		
			25-1536700000: OCT 2016	400-000-170	565.79		
			25-1536700000: OCT 2016	404-000-170	0.00		
01-18605	DEVINEY EQUIPMENT	134082	TRACTOR PARTS I	IV26485	10/10/2016	684.71	
			CUTTING EDGE BLADE	001-201-635	399.52		
			FREIGHT	001-201-635	113.58		
			RED LIGHT ASSY.	001-201-635	105.33		
			HAGARD ASSY	001-201-635	66.28		

VENDOR		DOCKET	*-----INVOICE-----*			
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT
01-01993	DEVINEY RENTAL AND SUPPLY	134083	MOWER PARTS	I IV61824	10/04/2016	228.05
			CEN HOLDER	400-650-635	88.22	
			COLLAR	400-650-635	10.01	
			BEARING	400-650-635	7.43	
			SHIM	400-650-635	1.27	
			SEAL	400-650-635	9.12	
			OIL SEAL	400-650-635	13.27	
			SPRINGS	400-650-635	97.08	
			CLIP	400-650-635	1.65	
01-01993	DEVINEY RENTAL AND SUPPLY	134084	MOWER PARTS	I IV61889	10/05/2016	37.68
			OIL SEAL	400-650-635	17.93	
			OIL SEAL	400-650-635	19.75	
01-18620	DICKERSON & BOWEN INC	134085	ASPHALT	I 70017	9/27/2016	3,345.89
			ASPHALT	001-201-575	3,345.89	
01-19150	DIVE RESCUE INTERNATIONAL	134086	FD-GLOVES	I 172613	9/29/2016	384.00
			DRY GLOVES	001-160-540	240.00	
			LINERS	001-160-540	120.00	
			FREIGHT	001-160-540	24.00	
01-19830	DUNCAN, MARY	134087	ADV TRAV: 10-23-16 - 10-26-16	I 201610120315	10/11/2016	164.00
			ADV TRAV: 10-23-16 - 10-26-16	001-160-610	164.00	
01-03328	EDKO LLC	134088	3RD HERBICIDE APPLICATION	I 342292	9/29/2016	5,478.54
			3RD HERBICIDE APPLICATION	001-201-604	5,478.54	
01-03328	EDKO LLC	134089	DITCH SPRAYING	I 342293	9/27/2016	213.33
			DITCH SPRAYING	001-340-604	213.33	
01-03328	EDKO LLC	134090	DITCH SPRAYING	I 342294	9/29/2016	213.34
			DITCH SPRAYING	001-340-604	213.34	
01-02850	ELITE WATER & COFFEE SERV	134091	SEPT 2016 COOLER RENTAL	I 118585	9/30/2016	40.00
			COOLER RENTAL	001-100-540	40.00	
01-02850	ELITE WATER & COFFEE SERV	134092	COFFEE REFILL	I 118723	10/04/2016	424.00
			FOLGERS	001-100-540	288.00	
			GREEN MOUNTIAN	001-100-540	136.00	
01-21500	ENTERGY	134093	14870935	I 201610120345	9/30/2016	941.97
			14870935	001-000-016	941.97	
01-21500	ENTERGY	134094	14870968	I 201610120346	9/30/2016	42.60
			14870968	001-160-630	42.60	
01-21500	ENTERGY	134095	14870976	I 201610120347	9/30/2016	24,132.80
			14870976	001-201-684	24,132.80	
01-21500	ENTERGY	134096	14870984	I 201610120348	9/30/2016	4,241.70

VENDOR		DOCKET		*-----INVOICE-----*			
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT	
01-21500	ENTERGY	134096	14870984	I 201610120348	9/30/2016	4,241.70	CONT
			14870984	001-160-630	1,449.37		
			14870984	001-201-630	13.55		
			14870984	001-092-630	1,640.38		
			14870984	001-350-630	1,138.40		
01-21500	ENTERGY	134097	14870992	I 201610120349	9/30/2016	2,736.88	
			14870992	001-340-630	2,736.88		
01-21500	ENTERGY	134098	14870943	I 201610120350	10/03/2016	18,756.34	
			14870943	001-160-630	604.27		
			14870943	400-650-630	18,152.07		
01-21506	ENTERGY	134099	106735830: 08-26-16 - 09-23-16	I 201610120316	9/29/2016	26.98	
			106735830: 08-26-16 - 09-23-16	001-201-684	26.98		
01-21506	ENTERGY	134100	114576796: 08-24-16 - 09-26-16	I 201610120317	9/29/2016	60.68	
			114576796: 08-24-16 - 09-26-16	001-201-684	60.68		
01-21506	ENTERGY	134101	114576804: 08-23-16 - 09-25-16	I 201610120318	9/29/2016	49.24	
			114576804: 08-23-16 - 09-25-16	001-201-684	49.24		
01-21506	ENTERGY	134102	129083648: 08-26-16 - 09-27-16	I 201610120319	9/29/2016	13.07	
			129083648: 08-26-16 - 09-27-16	001-160-630	13.07		
01-21506	ENTERGY	134103	65003816: 08-26-16 - 09-23-16	I 201610120320	9/29/2016	41.28	
			65003816: 08-26-16 - 09-23-16	001-201-684	41.28		
01-21506	ENTERGY	134104	67111021: 08-25-16 - 09-27-16	I 201610120321	9/29/2016	12.24	
			67111021: 08-25-16 - 09-27-16	001-201-684	12.24		
01-21506	ENTERGY	134105	68325224: 08-26-16 - 09-27-16	I 201610120322	9/29/2016	7.61	
			68325224: 08-26-16 - 09-27-16	001-201-684	7.61		
01-21506	ENTERGY	134106	73076234: 08-25-16 - 09-23-16	I 201610120323	9/29/2016	44.25	
			73076234: 08-25-16 - 09-23-16	001-201-684	44.25		
01-21506	ENTERGY	134107	73076317: 08-25-16 - 09-23-16	I 201610120324	9/29/2016	56.14	
			73076317: 08-25-16 - 09-23-16	001-201-684	56.14		
01-21506	ENTERGY	134108	77345429: 08-25-16 - 09-23-16	I 201610120325	9/29/2016	54.04	
			77345429: 08-25-16 - 09-23-16	001-201-684	54.04		
01-21506	ENTERGY	134109	97289623: 08-26-16 - 09-27-16	I 201610120326	9/29/2016	8.39	
			97289623: 08-26-16 - 09-27-16	001-160-630	8.39		
01-21506	ENTERGY	134110	112618996: 08-25-16 - 09-26-16	I 201610120327	9/30/2016	79.56	
			112618996: 08-25-16 - 09-26-16	001-201-684	79.56		
01-21506	ENTERGY	134111	112619010: 08-26-16 - 09-24-16	I 201610120328	9/30/2016	73.87	
			112619010: 08-26-16 - 09-24-16	001-201-684	73.87		

VENDOR		DOCKET		*-----INVOICE-----*		
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT
01-21506	ENTERGY	134112	114576788: 08-25-16 - 09-26-16	I 201610120329	9/30/2016	44.79
			114576788: 08-25-16 - 09-26-16	001-201-684	44.79	
01-21506	ENTERGY	134113	114576812: 08-25-16 - 09-27-16	I 201610120330	9/30/2016	59.78
			114576812: 08-25-16 - 09-27-16	001-201-684	59.78	
01-21506	ENTERGY	134114	125333245: 08-25-16 - 09-26-16	I 201610120331	9/30/2016	50.04
			125333245: 08-25-16 - 09-26-16	001-201-684	50.04	
01-21506	ENTERGY	134115	125333369: 08-27-16 - 09-27-16	I 201610120332	9/30/2016	25.41
			125333369: 08-27-16 - 09-27-16	001-201-684	25.41	
01-21506	ENTERGY	134116	125333385: 08-24-16 - 09-26-16	I 201610120333	9/30/2016	26.72
			125333385: 08-24-16 - 09-26-16	001-201-684	26.72	
01-21506	ENTERGY	134117	125337436: 08-27-16 - 09-27-16	I 201610120334	9/30/2016	345.37
			125337436: 08-27-16 - 09-27-16	001-201-684	345.37	
01-21506	ENTERGY	134118	125337451: 08-27-16 - 09-26-16	I 201610120335	9/30/2016	49.93
			125337451: 08-27-16 - 09-26-16	001-201-684	49.93	
01-21506	ENTERGY	134119	64563828: 08-26-16 - 09-26-16	I 201610120336	9/30/2016	65.60
			64563828: 08-26-16 - 09-26-16	001-201-684	65.60	
01-21506	ENTERGY	134120	97880801: 08-29-16 - 09-26-16	I 201610120337	9/30/2016	54.37
			97880801: 08-29-16 - 09-26-16	001-201-684	54.37	
01-21506	ENTERGY	134121	112618939: 08-29-16 - 09-27-16	I 201610120338	10/03/2016	53.60
			112618939: 08-29-16 - 09-27-16	001-201-684	53.60	
01-21506	ENTERGY	134122	112618988: 08-30-16 - 09-27-16	I 201610120339	10/03/2016	60.11
			112618988: 08-30-16 - 09-27-16	001-201-684	60.11	
01-21506	ENTERGY	134123	19579978: 08-27-16 - 09-26-16	I 201610120340	10/03/2016	7.61
			19579978: 08-27-16 - 09-26-16	001-340-630	7.61	
01-21506	ENTERGY	134124	67890202: 08-29-16 - 09-28-16	I 201610120341	10/03/2016	85.09
			67890202: 08-29-16 - 09-28-16	001-201-684	85.09	
01-21506	ENTERGY	134125	77233922: 08-27-16 - 09-26-16	I 201610120342	10/03/2016	7.95
			77233922: 08-27-16 - 09-26-16	001-201-630	7.95	
01-21506	ENTERGY	134126	95283941: 08-27-16 - 09-26-16	I 201610120343	10/03/2016	63.41
			95283941: 08-27-16 - 09-26-16	001-201-684	63.41	
01-21506	ENTERGY	134127	111753950: 09-02-16 - 10-03-16	I 201610120344	10/07/2016	269.02
			111753950: 09-02-16 - 10-03-16	001-201-684	269.02	
01-02231	EWING IRRIGATION PRODUCTS	134128	IRRIGATION HEADS	I 2306838	10/07/2016	259.80
			IRRIGATION HEADS	001-340-575	259.80	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-02231	EWING IRRIGATION PRODUCTS	134129	IRRIGATION HEADS IRRIGATION HEADS	I 2314000 001-340-575	10/08/2016 580.80	580.80
01-04878	EXTRA SPACE MANAGEMENT IN	134130	RENTAL - STORAGE SPACE RENTAL - STORAGE SPACE	I 201610100274 001-040-540	10/03/2016 3,900.00	3,900.00
01-22500	FEDERAL EXPRESS	134131	1393-1125-6 1393-1125-6 1393-1125-6	I 5-546-77412 001-340-540 400-650-540	9/15/2016 23.09 31.64	54.73
01-22500	FEDERAL EXPRESS	134132	1393-1125-6 1393-1125-6	I 5-569-56727 400-650-540	10/06/2016 25.55	25.55
01-23490	FOLIAGE DESIGN SYSTEMS	134133	OCT 2016 LEASE W/MAINTENANCE	I 943379 001-100-604	10/01/2016 167.50	167.50
01-24500	FUELMAN OF MS-#127779	134134	127779: 09-26-16 - 10-02-16 127779: 09-26-16 - 10-02-16	I NP48596107 001-092-525	10/03/2016 53.95	53.95
01-24500	FUELMAN OF MS-#127779	134135	127779: 10-03-16 - 10-09-16 127779: 10-03-16 - 10-09-16	I NP48652111 001-092-525	10/10/2016 36.36	36.36
01-01867	FUELMAN OF MS-#127780	134136	127780: 09-26-16 - 10-02-16 127780: 09-26-16 - 10-02-16 127780: 09-26-16 - 10-02-16 127780: 09-26-16 - 10-02-16	I NP48596108 001-201-525 400-650-525 404-650-525	10/03/2016 634.02 677.06 34.96	1,346.04
01-01867	FUELMAN OF MS-#127780	134137	127780: 10-03-16 - 10-09-16 127780: 10-03-16 - 10-09-16 127780: 10-03-16 - 10-09-16 127780: 10-03-16 - 10-09-16	I NP48652112 001-201-525 400-650-525 404-650-525	10/10/2016 695.21 871.63 33.12	1,599.96
01-01868	FUELMAN OF MS-#127781	134138	127781: 09-12-16 - 09-18-16 127781: 09-12-16 - 09-18-16	I NP48456237 001-160-525	9/19/2016 331.12	331.12
01-01868	FUELMAN OF MS-#127781	134139	127781: 09-19-16 - 09-25-16 127781: 09-19-16 - 09-25-16	I NP48493167 001-160-525	9/26/2016 422.85	422.85
01-01869	FUELMAN OF MS-#127782	134140	127782: 09-26-16 - 10-02-16 127782: 09-26-16 - 10-02-16	I NP48596110 001-180-525	10/03/2016 156.13	156.13
01-01869	FUELMAN OF MS-#127782	134141	127782: 10-03-16 - 10-09-16 127782: 10-03-16 - 10-09-16	I NP48652114 001-180-525	10/10/2016 130.39	130.39
01-01870	FUELMAN OF MS-#127783	134142	127783: 09-26-16 - 10-02-16 127783: 09-26-16 - 10-02-16	I NP48596111 001-100-525	10/03/2016 2,687.52	2,687.52
01-01870	FUELMAN OF MS-#127783	134143	127783: 10-03-16 - 10-09-16 127783: 10-03-16 - 10-09-16	I NP48652115 001-100-525	10/10/2016 2,905.25	2,905.25
01-01871	FUELMAN OF MS-#127785	134144	127785: 09-12-16 - 09-18-16	I NP48456240	9/19/2016	33.05

VENDOR		DOCKET		*-----INVOICE-----*			
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT	
01-01871	FUELMAN OF MS-#127785	134144	127785: 09-12-16 - 09-18-16	I NP48456240	9/19/2016	33.05	CONT
			127785: 09-12-16 - 09-18-16	001-340-525	33.05		
01-01871	FUELMAN OF MS-#127785	134145	127785: 09-19-16 - 09-25-16	I NP48493170	9/26/2016	58.76	
			127785: 09-19-16 - 09-25-16	001-340-525	58.76		
01-01871	FUELMAN OF MS-#127785	134146	127785: 10-03-16 - 10-09-16	I NP48652116	10/10/2016	52.11	
			127785: 10-03-16 - 10-09-16	001-340-525	52.11		
01-24550	G F O A	134147	ANNUAL MEMBERSHIP	I 01998938	10/04/2016	150.00	
			ANNUAL MEMBERSHIP	001-040-686	150.00		
01-01348	GREGORY, JAMES EDWIN III	134148	2GAMES@20.00: OCT 4, 2016	I 201610120351	10/04/2016	40.00	
			2GAMES@20.00: OCT 4, 2016	001-340-690	40.00		
01-27325	H-D CLUTCH AND BRAKE INC	134149	REPAIR DUMP TRUCK	I 61729	10/06/2016	462.88	
			CLUTCH ASSY.	001-201-632	405.00		
			RESURFACE FLYWHEEL	001-201-632	40.00		
			PILOT BRG.	001-201-632	17.88		
01-01201	HAMMETT, POLLY	134150	OCT 3, 2016 MEETING	I 100316	10/03/2016	50.00	
			OCT 3, 2016 MEETING	001-340-611	50.00		
01-27765	HARCROS CHEMICALS INC	134151	1 TON CHLORINE	C 770100899	9/30/2016	460.00CR	
			CREDIT	400-650-575	460.00CR		
01-27765	HARCROS CHEMICALS INC	134152	1 TON CHLORINE	C 770100900	9/30/2016	460.00CR	
			CREDIT	400-650-575	460.00CR		
01-27765	HARCROS CHEMICALS INC	134153	1 TON CHLORINE	I 770100861	9/29/2016	1,000.00	
			1 TON CHLORINE	400-650-575	1,000.00		
01-27765	HARCROS CHEMICALS INC	134154	1 TON CHLORINE	I 770100862	9/29/2016	1,000.00	
			1 TON CHLORINE	400-650-575	1,000.00		
01-05048	HAVEN, JASON	134155	ADV TRAV: 10-27-16	I 201610120354	10/10/2016	47.15	
			ADV TRAV: 10-27-16	001-100-610	47.15		
01-05037	HEADACHE CENTER, THE	134156	OVERPYMT OF PRIVILEGE LICENSE	I 201610120352	10/01/2016	40.00	
			OVERPYMT OF PRIVILEGE LICENSE	001-000-351	40.00		
01-04622	HOLLY, SALLY M.	134157	ENTERTAINMENT	I 16-001	10/04/2016	500.00	
			ENTERTAINMENT	001-340-650	500.00		
01-05041	HUMIDOR CIGARS, TOBACCO,	134158	OVERPYMT OF PRIVILEGE LICENSE	I 201610120353	10/07/2016	7.50	
			OVERPYMT OF PRIVILEGE LICENSE	001-000-351	7.50		
01-31850	I I M C	134159	DUES THROUGH 12-21-17: I BYRD	I 201610120355	9/22/2016	100.00	
			DUES THROUGH 12-21-17: I BYRD	001-040-686	100.00		
01-00905	INTERSTATE ALL BATTERY CE	134160	BATTERIES	I 1902502021945	10/05/2016	4.50	
			6V BATTERY	001-100-540	4.50		

VENDOR		DOCKET		*-----INVOICE-----*		
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT
01-00905	INTERSTATE ALL BATTERY CE	134161	BATTERIES RADIO BATTERY	I 1902502021946 001-100-540	10/05/2016 399.60	399.60
01-32675	INTERSTATE BATTERY SYSTEM	134162	MTP 65 S BATTERY MTP 65 S BATTERY C78 XHD BATTERY	I 680483 400-650-635 400-650-635	10/05/2016 341.85 101.95	443.80
01-04057	ITSVAVY	134163	OTTERBOX CASE & HOLDER OTTERBOX CASE HOLSTER BAG	I 00904248 001-201-605 001-201-605	9/22/2016 28.66 15.40	44.06
01-33800	JACKSON PAPER COMPANY	134164	JANITORIAL SUPPLIES CREDIT RTN MICROFIBE	C CM702542 001-092-510	9/29/2016 13.14CR	13.14CR
01-33800	JACKSON PAPER COMPANY	134165	FD-COPY PAPER COPY PAPER	I 701243 001-160-500	9/26/2016 150.60	150.60
01-33800	JACKSON PAPER COMPANY	134166	JANITORIAL SUPPLIES ENMOTION T/LESS ROLL 24" X 33" CAN LINERS 38" X 58" CAN LINERS LUX. FOAM HAND SANIT	I 702073 001-092-510 001-092-510 001-092-510 001-092-510	9/29/2016 108.50 63.28 72.73 140.66	385.17
01-33800	JACKSON PAPER COMPANY	134167	JANITORIAL SUPPLIES MICROFIBER 16" MOP	I 702542 001-092-510	9/30/2016 13.14	13.14
01-03749	JOHNSON, ROBERT B.	134168	ADV TRAV: 10-27-16 ADV TRAV: 10-27-16	I 201610120356 001-100-610	10/10/2016 47.15	47.15
01-03705	JWH EQUIPMENT LLC	134169	CYLINDER PACKING KIT CYLINDER PACKING KIT FREIGHT	I IJ12468 001-201-635 001-201-635	10/05/2016 113.30 7.58	120.88
01-00973	KIMBALL MIDWEST	134170	SHOP SUPPLIES 11 3/4" CABLE TIES BUTT CONNECTOR GLASS CLEANER BLUE PAINT GREEN PAINT WHITE PAINT BATTERY TERMINAL PINS BENT ATO 30 FUSE 3/32 DRILL BIT 31 DRILL BIT 50 DRILL BIT 28/64 DRILL BIT 15" STRAP 21" STRAP 28" STRAP	I 5185978 400-650-540 400-650-540 400-650-540 400-650-540 400-650-540 400-650-540 400-650-540 400-650-540 400-650-540 400-650-540 400-650-540 400-650-540 400-650-540 400-650-540 400-650-540 400-650-540	10/06/2016 19.14 25.37 66.12 108.36 82.80 108.36 24.27 7.76 17.10 3.71 2.94 3.52 15.85 26.97 29.37 38.97	580.61

VENDOR		DOCKET		*-----INVOICE-----*		
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT
01-03715	KIRKLAND, CAREY	134171	2GAMES@20.00: OCT 4, 2016 2GAMES@20.00: OCT 4, 2016	I 201610120357 001-340-690	10/04/2016 40.00	40.00
01-05042	KORSET	134172	OVERPYMT OF PRIVILEGE LICENSE OVERPYMT OF PRIVILEGE LICENSE	I 201610120358 001-000-351	10/07/2016 20.00	20.00
01-03123	LABORCHEX	134173	DRIVING RECORD CHECK:M KENNEDY DRIVING RECORD CHECK:M KENNEDY	I 114629 400-650-604	9/30/2016 44.00	44.00
01-38000	LAYNE CENTRAL	134174	WELL FLOW TESTS WELL FLOW TESTS WELL FLOW TESTS	I 89087134 400-650-604 400-650-604	9/30/2016 2,250.00 350.00	2,600.00
01-04803	LEE'S DEER PROCESSING	134175	OVERPYMT OF PRIVILEGE LICENSE OVERPYMT OF PRIVILEGE LICENSE	I 201610120359 001-000-351	10/05/2016 20.00	20.00
01-38850	LOVE IRRIGATION INC	134176	ROTOR HEADS ROTOR HEADS	I S-48021 400-650-540	10/05/2016 41.40	41.40
01-04970	LOVEALL, ALEXANDRIA	134177	CLOTHING ALLOWANCE CLOTHING ALLOWANCE	I 201610120360 001-100-535	10/06/2016 700.00	700.00
01-02031	LOWE'S BUSINESS ACCOUNT	134178	FD-SUPPLIES 65W LED YELLOW WINGNUTS TAPE MULTI-TOOL u clip phenolic 15/16	I 73364 001-160-540 001-160-540 001-160-540 001-160-540 001-160-540 001-160-540	10/07/2016 51.24 3.40 3.78 7.58 5.68 2.83	74.51
01-02031	LOWE'S BUSINESS ACCOUNT	134179	FD-SUPPLIES grill	I 73365 001-160-540	10/07/2016 241.20	241.20
01-02372	MAC'S FRESH MARKET	134180	SEPT 2016 CWC MEALS CWC MEALS SEPT 2016 CWC MEALS	I 201610060268 001-100-540 001-100-540	9/30/2016 82.62 4.49	87.11
01-02372	MAC'S FRESH MARKET	134181	CWC LUNCH CWC LUNCH	I 201610070273 001-201-540	9/30/2016 440.64	440.64
01-41000	MADISON COUNTY JOURNAL	134182	715 1 YR SUBSCRIPTION: PW DEPT 715 1 YR SUBSCRIPTION: PW DEPT	I 201610120362 001-201-686	8/19/2016 42.00	42.00
01-41000	MADISON COUNTY JOURNAL	134183	VARIANCE-WALDROM ADVERTISE VARIANCE-WALDROM ADVERTISE	I 300045611 001-180-615	9/30/2016 47.76	47.76
01-41000	MADISON COUNTY JOURNAL	134184	COND USE PERMIT ADVERTISEMENT COND USE PERMIT ADVERTISEMENT	I 300045612 001-180-615	9/30/2016 23.04	23.04
01-41000	MADISON COUNTY JOURNAL	134185	COND USE PERMIT ADVERTISE COND USE PERMIT ADVERTISE	I 300045613 001-180-615	9/30/2016 44.28	44.28

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-41000	MADISON COUNTY JOURNAL	134186	ORDINANCE ADVERTISEMENT ORDINANCE ADVERTISEMENT	I 300045652 001-180-615	9/30/2016 192.00	192.00
01-41000	MADISON COUNTY JOURNAL	134187	RIDGELAND BUDGET RIDGELAND BUDGET	I 300045685 001-040-615	9/30/2016 617.70	617.70
01-41000	MADISON COUNTY JOURNAL	134188	NOTICE ZONING HEARING ADVERTIS NOTICE ZONING HEARING ADVERTIS	I 300045691 001-180-615	9/30/2016 43.68	43.68
01-41000	MADISON COUNTY JOURNAL	134189	PUB HEARING ADVERTISEMENT PUB HEARING ADVERTISEMENT	I 300045698 001-180-615	9/30/2016 26.88	26.88
01-41000	MADISON COUNTY JOURNAL	134190	2016 REDISTRICTING ORDINANCE 2016 REDISTRICTING ORDINANCE	I 300045699 001-180-615	9/30/2016 399.12	399.12
01-41000	MADISON COUNTY JOURNAL	134191	RIDGELAND TRUCK ORDINANCE RIDGELAND TRUCK ORDINANCE	I 300045704 001-201-615	9/30/2016 639.00	639.00
01-41100	MADISON COUNTY SHERIFF'S	134192	JAIL FEES OVER PAYMENT CREDIT	C 201610110278 001-100-687	9/30/2016 1,953.00CR	1,953.00CR
01-41100	MADISON COUNTY SHERIFF'S	134193	JAIL FEES JAIL FEES MAY 2016	I R-0516 001-100-687	8/11/2016 11,676.00	11,676.00
01-41100	MADISON COUNTY SHERIFF'S	134194	JAIL FEES JAIL FEES JUNE 2016	I R-0616 001-100-687	8/24/2016 9,807.00	9,807.00
01-41100	MADISON COUNTY SHERIFF'S	134195	JAIL FEES JAIL FEES JULY 2016	I R-0716 001-100-687	9/09/2016 5,061.00	5,061.00
01-41100	MADISON COUNTY SHERIFF'S	134196	JAIL FEES JAIL FEES AUG 2016	I R-0816 001-100-687	9/19/2016 7,581.00	7,581.00
01-41100	MADISON COUNTY SHERIFF'S	134197	JAIL FEES MEDICAL MAY 2016	I R-M0516 001-100-687	6/20/2016 137.91	137.91
01-41100	MADISON COUNTY SHERIFF'S	134198	JAIL FEES MEDICAL AUG 2016	I R-M0816 001-100-687	9/19/2016 195.37	195.37
01-01078	MADISON COUNTY WASTEWATER	134199	ADM ASSESSMENT: OCT 2016 ADM ASSESSMENT: OCT 2016	I 2719 400-650-604	10/01/2016 3,408.50	3,408.50
01-01078	MADISON COUNTY WASTEWATER	134200	SRF LOAN: NOV 2016 SRF LOAN: NOV 2016	I 2723 400-650-842	10/01/2016 1,409.79	1,409.79
01-01078	MADISON COUNTY WASTEWATER	134201	PARKWAY EAST: NOV 2016 PARKWAY EAST: NOV 2016	I 2730 400-650-845	10/01/2016 2,021.54	2,021.54
01-01078	MADISON COUNTY WASTEWATER	134202	BOZEMAN & OLD CANTON: NOV 2016 BOZEMAN & OLD CANTON: NOV 2016	I 2733 400-650-848	10/01/2016 1,832.14	1,832.14

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-01078	MADISON COUNTY WASTEWATER	134203	TRUSTMARK LOAN: NOV 2016 TRUSTMARK LOAN: NOV 2016	I 2740 400-650-846	10/01/2016 5,809.84	5,809.84
01-03554	MADISON SOUTH RUBBISH LAN	134204	HAUL OFF DUMP FEE 12 CUBIC DUMP FEE HOST FEE ENVIRONMENTAL FEE	I 9952 001-201-683 001-201-683 001-201-683	9/20/2016 360.00 18.00 18.00	396.00
01-03554	MADISON SOUTH RUBBISH LAN	134205	HAUL OFF DUMP FEE 12 CUBIC DUMP FEE HOST FEE ENVIRONMENTAL FEE	I 9976 001-201-683 001-201-683 001-201-683	9/28/2016 60.00 3.00 3.00	66.00
01-42425	MARTIN, DONALD	134206	CLOTHING ALLOWANCE CLOTHING ALLOWANCE	I 201610120365 001-100-535	10/06/2016 700.00	700.00
01-42480	MARTINSON'S GARDEN WORKS	134207	RYE GRASS RYE GRASS	I 21589 001-201-540	10/04/2016 200.00	200.00
01-04776	MCADAMS, IAN	134208	2GAMES@20.00: OCT 4, 2016 2GAMES@20.00: OCT 4, 2016	I 201610120363 001-340-690	10/04/2016 40.00	40.00
01-42865	MCCOLLUM, JOHN M.	134209	ADV TRAV: 10-31-16 - 11-02-16 ADV TRAV: 10-31-16 - 11-02-16	I 201610120368 001-201-610	10/12/2016 207.19	207.19
01-01984	MCDONALD DIRT WORKS	134210	TOPSOIL TOPSOIL	I 506406 001-340-575	10/05/2016 1,125.00	1,125.00
01-00383	MCGAHEY, MIKE	134211	CLOTHING ALLOWANCE CLOTHING ALLOWANCE	I 201610120364 001-100-535	10/06/2016 700.00	700.00
01-42880	MCGEE, GENE	134212	ADV TRAV: 11-02-16 - 11-05-16 ADV TRAV: 11-02-16 - 11-05-16	I 201610120366 001-020-610	10/12/2016 554.80	554.80
01-42975	MEL LUNA SAW COMPANY	134213	EQUIPMENT PARTS BAR OIL WEEDEATER STRING	I 83919 001-201-540 001-201-540	10/04/2016 51.80 70.00	121.80
01-42975	MEL LUNA SAW COMPANY	134214	WHEEL WHEEL	I 83922 001-340-635	10/05/2016 6.02	6.02
01-05047	MILLICAN, KYLE	134215	ADV TRAV: 10-27-16 ADV TRAV: 10-27-16	I 201610120369 001-100-610	10/10/2016 47.15	47.15
01-00837	MISS CHEMICAL SUPPLY INC	134216	SHOP SUPPLIES DEGREASER BRAKE CLEANER GAS TREATMENT DIESEL FUEL TREATMEN	I 25208 001-201-540 001-201-540 001-201-540 001-201-540	10/03/2016 3,078.90 167.76 215.76 239.76	3,702.18
01-04591	MISS DEPARTMENT OF PUBLIC	134217	SEPTEMBER 2016	I 201610120361	10/06/2016	1,788.05

VENDOR		DOCKET		*-----INVOICE-----*			
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT	
01-04591	MISS DEPARTMENT OF PUBLIC	134217	SEPTEMBER 2016 SEPTEMBER 2016	I 201610120361 001-000-118	10/06/2016 1,788.05	1,788.05	CONT
01-47700	MISS STATE FIRE ACADEMY	134218	FD-1001 1001	I 24813 001-160-681	9/30/2016 1,000.00	1,000.00	
01-47950	MISS VALLEY ELECTRIC SUPP	134219	LIGHT REPLACEMENT BULBS BALLAST	I S1265082.001 001-340-637 001-340-637	8/04/2016 2,451.62 1,908.59	4,360.21	
01-05032	MISSISSIPPIANS FOR EMS	134220	FD-REGISTRATION REGISTRATION	I 201610120279 001-160-681	10/06/2016 140.00	140.00	
01-05032	MISSISSIPPIANS FOR EMS	134221	FD-REGISTRATION REGISTRATION	I 201610120280 001-160-681	10/06/2016 140.00	140.00	
01-04566	MURPHY, LOUIS	134222	ADV TRAV: 11-01-16 - 11-04-16 ADV TRAV: 11-01-16 - 11-04-16	I 201610120367 400-650-610	10/12/2016 261.94	261.94	
01-51602	NATIONAL LEAGUE OF CITIES	134223	2017 DIRECT MEMBER DUES 2017 DIRECT MEMBER DUES	I 123103 001-020-686	10/03/2016 1,861.00	1,861.00	
01-05046	NEAL, LUKE	134224	ADV TRAV: OCT 27, 2016 ADV TRAV: OCT 27, 2016	I 201610120371 001-100-610	10/10/2016 47.15	47.15	
01-05039	NEWMAN, MATTHEW MARTIN	134225	REMITTANCE OF BOND FEE REMITTANCE OF BOND FEE	I 201610120370 001-000-122	9/28/2016 200.00	200.00	
01-01133	O'REILLY AUTO PARTS	134226	P332 HEADLIGHT HEADLIGHT	I 137015 001-100-632	10/05/2016 6.37	6.37	
01-01133	O'REILLY AUTO PARTS	134227	P332 HEADLIGHT RETURN HEADLIGHT	I 137023 001-100-632 001-100-632	10/05/2016 6.37CR 24.73	18.36	
01-53715	OFFICE PRODUCTS PLUS INC	134228	CREDIT FOR PO# 16-55012 CREDIT FOR PO# 16-55012	C C772849-0 001-020-500	9/30/2016 15.38CR	15.38CR	
01-53715	OFFICE PRODUCTS PLUS INC	134229	REBILL CORRECT FOR PO 16-55012 REBILL CORRECT FOR PO 16-55012	I 773103-0 001-020-500	9/27/2016 14.40	14.40	
01-53715	OFFICE PRODUCTS PLUS INC	134230	'17 CALENDAR ORDER/OFFICE WKLY APPOINT BOOK 17" X 22" DESK PAD CALEND. REFILL/WKLY MONTHLY PLANNER, BLK FILE FOLDER LABELS HP 96/HP 97 INK CART BALL POINT PENS, BLU YRLY WALL CALENDAR 17" X 22" DESK PAD	I 773638-0 001-020-500 001-040-500 001-040-500 001-040-500 001-040-500 001-040-500 001-040-500 001-042-500 001-093-540	10/04/2016 15.99 37.47 14.99 24.69 3.65 78.10 4.06 13.25 12.49	204.69	

VENDOR NUMBER	NAME	DOCKET NUMBER	COMMENT	*-----INVOICE-----*		
				NUMBER	DATE	AMOUNT
01-53715	OFFICE PRODUCTS PLUS INC	134231	'17 CALENDAR ORDER/OFFICE DESK PAD 12M 17X22	I 773638-1 001-040-500	10/05/2016 14.49	14.49
01-53715	OFFICE PRODUCTS PLUS INC	134232	TRODANT PRO. REPLACE. TRODANT PRO. REPLACE.	I 774116-0 001-020-500	10/07/2016 6.26	6.26
01-53715	OFFICE PRODUCTS PLUS INC	134233	BANKER BOXES BANKER BOXES	I 774378-0 001-180-540	10/11/2016 159.58	159.58
01-03959	OWENS, LESLIE	134234	CLOTHING ALLOWANCE CLOTHING ALLOWANCE	I 201610120372 001-100-535	10/06/2016 700.00	700.00
01-00422	PARKER, MIKE	134235	ADV TRAV: 10-23-16 - 10-26-16 ADV TRAV: 10-23-16 - 10-26-16	I 201610120375 400-650-610	10/12/2016 305.24	305.24
01-04346	PARKER, PHYLLIS	134236	OCTOBER 3, 2016 MEETING OCTOBER 3, 2016 MEETING	I 100316 001-340-611	10/03/2016 50.00	50.00
01-55060	PEARL RIVER VALLEY WATER	134237	90400: 08-22-16 - 09-20-16 90400: 08-22-16 - 09-20-16	I 201610120373 001-340-630	10/03/2016 52.55	52.55
01-55100	PENN, MARK	134238	CLOTHING ALLOWANCE CLOTHING ALLOWANCE	I 201610120374 001-100-535	10/06/2016 700.00	700.00
01-55250	PEOPLES BANK TRUST DEPT	134239	ADMINISTRATION FEE ADMINISTRATION FEE	I 8410 200-450-840	9/30/2016 2,500.00	2,500.00
01-55250	PEOPLES BANK TRUST DEPT	134240	ADMINISTRATION FEE ADMINISTRATION FEE	I 8411 200-450-840	9/30/2016 2,500.00	2,500.00
01-55250	PEOPLES BANK TRUST DEPT	134241	ADMINISTRATION FEE ADMINISTRATION FEE	I 8412 200-450-840	9/30/2016 2,000.00	2,000.00
01-56355	PIP PRINTING	134242	FOLD OVER NOTE CARDS FOLD OVER NOTE CARDS	I 322770 001-093-650	9/30/2016 298.88	298.88
01-58427	PURPLE CREEK SELF STORAGE	134243	DUES DUES	I 201610070270 001-180-686	10/01/2016 1,464.00	1,464.00
01-03246	READY, ADRIAN	134244	CLOTHING ALLOWANCE CLOTHING ALLOWANCE	I 201610120376 001-100-535	10/06/2016 700.00	700.00
01-04805	REED EXTERMINATING CO	134245	FIRE STATION #4 FIRE STATION #4	I 160365 001-160-637	7/21/2016 18.00	18.00
01-04325	RICHARDSON, JAN M.	134246	OCTOBER 3, 2016 MEETING OCTOBER 3, 2016 MEETING	I 100316 001-340-611	10/03/2016 50.00	50.00
01-60975	RIDGELAND CHAMBER OF COMM	134247	2017 CONTRIBUTION 2017 CONTRIBUTION	I 201610120393 001-093-645	10/10/2016 30,000.00	30,000.00

VENDOR		DOCKET		*-----INVOICE-----*		
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT
01-00649	RIDGELAND SERVICE CENTER	134248	TIRES P292	I 211447	10/04/2016	593.00
			TIRES	001-100-632	509.00	
			BALANCE	001-100-632	72.00	
			TIRE DISPOSAL FEE	001-100-632	12.00	
01-00649	RIDGELAND SERVICE CENTER	134249	P321 TIRES	I 211466	10/05/2016	443.07
			TIRES	001-100-632	380.07	
			BALANCE	001-100-632	54.00	
			TIRE DISPOSAL FEE	001-100-632	9.00	
01-05016	RICHARD DALE ROBERTS	134250	VDAY BANQUET	I 2-6-17	10/04/2016	500.00
			DEPOSIT	001-340-650	500.00	
01-04425	SOUTH GROUP	134251	REFUND OF SPECIAL EVENT BOND	I 201610120378	10/05/2016	433.00
			REFUND OF SPECIAL EVENT BOND	001-000-119	433.00	
01-03627	SOUTHERN TELECOMMUNICATIO	134252	ACCT 2361: 6018538610	I 201610120381	9/27/2016	1,385.06
			ACCT 2361: 6018538610	001-020-605	0.00	
			ACCT 2361: 6018538610	001-040-605	71.21	
			ACCT 2361: 6018538610	001-100-605	231.29	
			ACCT 2361: 6018538610	001-160-605	447.51	
			ACCT 2361: 6018538610	001-180-605	0.00	
			ACCT 2361: 6018538610	001-201-605	62.00	
			ACCT 2361: 6018538610	001-340-605	197.36	
			ACCT 2361: 6018538610	001-350-605	158.67	
			ACCT 2361: 6018538610	400-650-605	217.02	
01-03627	SOUTHERN TELECOMMUNICATIO	134253	ACCT 700177: 6016073512	I 201610120382	10/11/2016	823.54
			ACCT 700177: 6016073512	001-020-605	117.65	
			ACCT 700177: 6016073512	001-040-605	215.69	
			ACCT 700177: 6016073512	001-100-605	0.00	
			ACCT 700177: 6016073512	001-160-605	0.00	
			ACCT 700177: 6016073512	001-180-605	156.86	
			ACCT 700177: 6016073512	001-201-605	58.82	
			ACCT 700177: 6016073512	001-340-605	137.26	
			ACCT 700177: 6016073512	001-350-605	0.00	
			ACCT 700177: 6016073512	400-650-605	137.26	
01-03627	SOUTHERN TELECOMMUNICATIO	134254	ACCT 700192: 6018532008	I 201610120383	10/11/2016	879.43
			ACCT 700192: 6018532008	001-100-605	789.69	
			ACCT 700192: 6018532008	001-160-605	89.74	
01-04347	STACY, LEA ANNE	134255	OCTOBER 3, 2016 MEETING	I 100316	10/03/2016	50.00
			OCTOBER 3, 2016 MEETING	001-340-611	50.00	
01-68200	STATE TREASURER	134256	SEPTEMBER 2016	I 201610120377	10/06/2016	67,249.83
			SEPTEMBER 2016	001-000-107	460.87	
			SEPTEMBER 2016	001-000-113	4,345.62	
			SEPTEMBER 2016	001-000-114	260.00	
			SEPTEMBER 2016	001-000-227	0.00	
			SEPTEMBER 2016	001-000-332	61,806.70	

VENDOR		DOCKET		INVOICE			
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT	CONT
01-68200	STATE TREASURER	134256	SEPTEMBER 2016	I 201610120377	10/06/2016	67,249.83	CONT
			SEPTEMBER 2016	001-000-116	280.00		
			SEPTEMBER 2016	001-000-117	96.64		
01-68230	STATE TREASURER FUND:2999	134257	AUG/SEPT 2016	I COZJ4ZJ4235864	8/31/2016	224.00	
			WAN CIRCUIT CHARGE	001-100-604	224.00		
01-68230	STATE TREASURER FUND:2999	134258	AUG/SEPT 2016	I COZJ4ZJ4236207	9/30/2016	224.00	
			WAN CIRCUIT CHARGE	001-100-604	224.00		
01-02858	STRINGER, BILLY	134259	ADV TRAV: 10-23-16 - 10-26-16	I 201610120384	10/12/2016	305.24	
			ADV TRAV: 10-23-16 - 10-26-16	400-650-610	305.24		
01-04665	STRODE, RAYMOND	134260	2GAMES@20.00: OCT 4, 2016	I 201610120380	10/04/2016	40.00	
			2GAMES@20.00: OCT 4, 2016	001-340-690	40.00		
01-69095	SULLIVAN ELECTRIC	134261	FREEDOM RIDGE PARK	I 884706	10/07/2016	4,860.00	
			FREEDOM RIDGE PARK	001-340-637	4,860.00		
01-69095	SULLIVAN ELECTRIC	134262	GENERAL MAINTENACE	I 884707	10/07/2016	2,160.00	
			TENNIS CENTER	001-340-637	450.00		
			TENNIS CENTER PARK	001-340-637	630.00		
			WOLCOTT PARKING LOT	001-340-637	270.00		
			FRP PARKING LOT	001-340-637	360.00		
			CITY ENTRANCE	001-340-637	450.00		
01-00845	SUNCOAST INFRASTRUCTURE I	134263	EMCSDS SEWER INTERCEPTOR	I S16070-1	9/21/2016	261,800.00	
			EMCSDS SEWER INTERCEPTOR	404-650-603	261,800.00		
01-05044	TATE, MITCHELL	134264	ADV TRAV: 10-27-16	I 201610120388	10/10/2016	47.15	
			ADV TRAV: 10-27-16	001-100-610	47.15		
01-05031	TERRY SERVICE INC	134265	REPAIR A/C - MAYOR	I 49969	9/30/2016	515.00	
			REGULAR HOURS	001-092-637	190.00		
			TRIP CHARGE	001-092-637	35.00		
			REFRIGERANT 22	001-092-637	290.00		
01-03419	THINKWEBSTORE.COM	134266	OCTOBER '16 ENEWSLETTER	I 4586	9/29/2016	60.00	
			OCTOBER '16 ENEWSLETTER	001-093-604	60.00		
01-03419	THINKWEBSTORE.COM	134267	OCTOBER 2016	I 4600	10/03/2016	800.00	
			OCTOBER 2016	001-093-604	800.00		
01-02437	TOSHIBA FINANCIAL SERVICE	134268	MONTHLY INSTALLMENT	I 19445973	9/26/2016	266.77	
			MONTHLY INSTALLMENT	001-340-604	266.77		
01-04418	TRANSUNION RISK AND ALTER	134269	09-01-16 - 09-30-16 BILLING	I 201610120385	10/01/2016	214.50	
			09-01-16 - 09-30-16 BILLING	001-100-604	214.50		
01-03622	TRI-TECH FORENSICS, INC	134270	FINGERPRINT INK PADS	I 137192	9/29/2016	85.52	
			FINGERPRINT INK PADS	001-100-540	75.80		
			SHIPPING	001-100-540	9.72		

VENDOR		DOCKET	*-----INVOICE-----*			
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT
01-05040	TRIAD RETAIL	134271	OVERPYMT OF PRIVILEG LICENSE	I 201610120386	10/03/2016	48.00
			OVERPYMT OF PRIVILEG LICENSE	001-000-351	48.00	
01-04666	TRUSTMARK NATIONAL BANK	134272	GENERAL OBLIG BOND SERIES 2012	I 201610120387	9/20/2016	14,550.00
			GENERAL OBLIG BOND SERIES 2012	200-450-880	14,550.00	
01-02393	TYLER TECHNOLOGIES	134273	NOV 2016-OCT 2017 MAINTENANCE	I 025-167902	10/01/2016	3,972.25
			NOV 2016-OCT 2017 MAINTENANCE	001-040-635	1,755.60	
			NOV 2016-OCT 2017 MAINTENANCE	001-180-635	1,108.32	
			NOV 2016-OCT 2017 MAINTENANCE	400-650-635	1,108.33	
01-02393	TYLER TECHNOLOGIES	134274	07-01-16 - 09-30-16 BILLING	I 025-169716	9/30/2016	2,611.00
			07-01-16 - 09-30-16 BILLING	400-650-604	2,611.00	
01-02393	TYLER TECHNOLOGIES	134275	07-01-16 - 09-30-16 NOTIFICATI	I 025-169882	9/30/2016	125.70
			07-01-16 - 09-30-16 NOTIFICATI	400-650-604	125.70	
01-03890	U.S. BANK EQUIPMENT FINAN	134276	797947: CITY HALL	I 314463662	9/29/2016	1,825.92
			797947: CITY HALL	001-040-635	248.70	
			797947: CITY HALL	001-020-635	182.60	
			797947: CITY HALL	400-650-635	182.60	
			797947: CITY HALL	001-180-635	199.32	
			797947: CITY HALL	001-340-635	166.10	
			797947: CITY HALL	001-100-635	630.80	
			797947: CITY HALL	001-010-635	215.80	
01-03890	U.S. BANK EQUIPMENT FINAN	134277	797947: FIRE DEPT	I 314504333	9/30/2016	530.28
			797947: FIRE DEPT	001-160-635	530.28	
01-00544	U.S. LAWNS OF JACKSON	134278	OCT 2016	I 35031	10/01/2016	499.00
			LANDSCAPE MAINTENANC	001-100-604	499.00	
01-00544	U.S. LAWNS OF JACKSON	134279	MONTHLY MAINTENANCE	I 35091	10/01/2016	8,165.84
			MONTHLY MAINTENANCE	001-340-604	8,165.84	
01-00544	U.S. LAWNS OF JACKSON	134280	MONTHLY LAWN MAINTENANCE	I 35092	10/01/2016	200.00
			CTY LINE SIGN	001-201-604	200.00	
01-00544	U.S. LAWNS OF JACKSON	134281	HARBOR DRIVE	I 35093	10/01/2016	1,017.18
			HARBOR DRIVE	001-201-604	1,017.18	
01-00544	U.S. LAWNS OF JACKSON	134282	MONTHLY LAWN MAINTENANCE	I 35094	10/01/2016	3,599.00
			JESSAMINE	001-201-604	1,100.00	
			SPILLWAY ROAD	001-201-604	2,499.00	
01-00544	U.S. LAWNS OF JACKSON	134283	COUNTY LINE ROAD	I 35095	10/01/2016	3,778.50
			COUNTY LINE ROAD	001-201-604	3,778.50	
01-00544	U.S. LAWNS OF JACKSON	134284	LAKE HARBOUR/NORTH PARK	I 35096	10/01/2016	964.41
			LAKE HARBOUR/NORTH PARK	001-201-604	964.41	

VENDOR		DOCKET		*-----INVOICE-----*		
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT
01-00544	U.S. LAWNS OF JACKSON	134285	JACKSON STREET PARKING LOT JACKSON STREET PARKING LOT	I 35097 001-201-604	10/01/2016 825.33	825.33
01-00544	U.S. LAWNS OF JACKSON	134286	I-55 INTERCHANGE I-55 INTERCHANGE	I 35098 001-201-604	10/01/2016 7,897.91	7,897.91
01-03710	UNION AUTO PARTS	134287	P286/P287 FUEL PUMP	I 764506-00 001-100-632	10/06/2016 297.24	297.24
01-03710	UNION AUTO PARTS	134288	P286/P287 WIRE ASSEMBLY	I 764536-00 001-100-632	10/06/2016 10.57	10.57
01-01663	UTILITY SERVICE CO, INC	134289	OLD CANTON RD TANK OLD CANTON RD TANK	I 405073 400-650-604	10/01/2016 6,493.20	6,493.20
01-01663	UTILITY SERVICE CO, INC	134290	NATCHEZ TRACE TANK NATCHEZ TRACE TANK	I 405075 400-650-604	10/01/2016 3,676.17	3,676.17
01-01663	UTILITY SERVICE CO, INC	134291	NORTHPARK TANK NORTHPARK TANK	I 405076 400-650-604	10/01/2016 15,060.00	15,060.00
01-01663	UTILITY SERVICE CO, INC	134292	HARDY ROAD TANK HARDY ROAD TANK	I 405077 400-650-604	10/01/2016 2,561.37	2,561.37
01-04258	VOLK, MICHAEL	134293	2GAMES@20.00: OCT 4, 2016 2GAMES@20.00: OCT 4, 2016	I 201610120389 001-340-690	10/04/2016 40.00	40.00
01-75450	WALMART	134294	TRAINING/REFRESHMENTS BANANAS NAPKINS WATER SUGAR CREAMER MUFFINS COOKIE TRAY COOKIES	I 03035 001-100-540 001-100-540 001-100-540 001-100-540 001-100-540 001-100-540 001-100-540 001-100-540	9/29/2016 4.19 2.88 15.92 1.24 1.88 22.44 12.00 11.22	71.77
01-75450	WALMART	134295	SUPPLIES CLIP BOARD 14 1/4 X 19 ENVELOPE	I 03594 001-201-500 001-201-500	9/30/2016 2.44 3.76	6.20
01-75450	WALMART	134296	FD-SUPPLIES TRIANGULAR SPONGE KITCHEN BRUSH TOILET BRUSH GAIN DISH LIQUID PALMOLIVE LYSOL FEBREZE CLOROX TBC CLOROX CLEANUP	I 05966 001-160-510 001-160-510 001-160-510 001-160-510 001-160-510 001-160-510 001-160-510 001-160-510 001-160-510	10/04/2016 4.74 3.37 3.98 14.79 5.94 18.96 14.82 14.91 23.04	208.62

VENDOR		DOCKET		*-----INVOICE-----*				
NUMBER	NAME	NUMBER	COMMENT	NUMBER	DATE	AMOUNT		
01-75450	WALMART	134296	FD-SUPPLIES	I 05966	10/04/2016	208.62	CONT	
			WINDEX	001-160-510	6.24			
			GLASS CLEANER	001-160-510	3.82			
			CLOROX	001-160-510	15.88			
			PINESOL	001-160-510	39.52			
			EASY OFF	001-160-510	7.88			
			HAMMER	001-160-510	16.88			
			TOWEL HOLDER	001-160-540	11.97			
			CAN OPENER	001-160-540	1.88			
01-75450	WALMART	134297	SR. ADULT SUPPLIES	I 06121B	10/10/2016	37.72		
			WATER	001-340-650	3.76			
			JUICE	001-340-650	2.00			
			CAKE	001-340-650	31.96			
01-75450	WALMART	134298	BREAKFAST - JR DIPLOMATS	I 07559A	10/03/2016	66.26		
			HALF & HALF	001-093-540	2.48			
			GO YOGURT	001-093-540	9.48			
			FIBER BAR	001-093-540	6.68			
			NAT. VAL. BAR	001-093-540	4.50			
			GV GRANOLA BAR	001-093-540	7.92			
			ORANGE JUICE W/CALC.	001-093-540	7.94			
			GV JUICE	001-093-540	2.48			
			CRANBERRY JUICE	001-093-540	2.68			
			BANANAS	001-093-540	2.68			
			4 COUNT APPLES	001-093-540	11.94			
			MINI MUFFINS	001-093-540	7.48			
01-75450	WALMART	134299	FUN WALK SUPPLIES	I 07806A	10/04/2016	85.00		
			PH OM SET	001-340-650	1.94			
			YARN DYED KT	001-340-650	3.88			
			THROW	001-340-650	2.50			
			KITCHEN RUG	001-340-650	4.97			
			GN CRNP BLS	001-340-650	3.94			
			LP SQ CR BLS	001-340-650	1.97			
			GIFT BAGS	001-340-650	8.82			
			CLOROX WIPES	001-340-650	9.26			
			COOKIES	001-340-650	2.56			
			FACE TISSUE	001-340-650	2.64			
			COOKIE	001-340-650	3.56			
			COOKIE	001-340-650	4.00			
			DRY RST PNUT	001-340-650	4.96			
			SOAP	001-340-650	3.68			
			WATER	001-340-650	26.32			
01-75450	WALMART	134300	JANITORIAL SUPPLIES	I 08387A	10/06/2016	110.15		
			FEBREZE (2PK)	001-100-510	14.82			
			GLADE AIR FRESHENER	001-100-510	11.64			
			BUG & TAR REMOVER	001-100-510	7.86			
			DISH SOAP	001-100-510	4.47			
			BLEACH	001-100-510	5.20			
			CLOROX WIPES (4PK)	001-100-510	24.94			

FUND TOTALS		
FUND	NAME	TOTAL
001	GENERAL FUND	322,385.73
003	SANITATION	112,047.01
005	COURT SERVICES FEE FUND	223.82
200	G. O. BOND FUND	21,550.00
388	HIGHLAND COLONY REHAB	177.10
400	PUBLIC UTILITIES FUND	93,183.18
404	EMCRS OPERATION & MAINT	264,075.83
TOTALS FOR ALL FUNDS =		813,642.67

9/30/2016 3:53 PM

A / P CHECK REGISTER

PAGE: 1

PACKET: 14918 Regular Payments

VENDOR SET: 01

***** CHECK LISTING *****

BANK : PYBK PAYROLL RELATED DISB

September 2016 month End

VENDOR	NAME / I.D.	DESC	CHECK TYPE	CHECK DATE	DISCOUNT	AMOUNT	CHECK NO#	CHECK AMOUNT
00027	MISS DEPT OF HUMAN SERVICE							
	I-CO5201608309981	VARIOUS CHILD SUPP MONTHLY	R	9/30/2016		161.50CR	126640	
	I-CO5201609130070	VARIOUS CHILD SUPP MONTHLY	R	9/30/2016		161.50CR	126640	323.00

PACKET: 14918 Regular Payments

VENDOR SET: 01

*** DRAFT/OTHER LISTING ***

BANK : PYBK PAYROLL RELATED DISB

VENDOR	NAME / I.D.	DESC	ITEM TYPE	ITEM DATE	DISCOUNT	AMOUNT	ITEM NO#	ITEM AMOUNT
00010	STATE TAX COMMISSION							
	I-T2 201608309981	STATE TAX WITHHOLDING	D	9/30/2016		12,251.00CR	000023	
	I-T2 201609130070	STATE TAX WITHHOLDING	D	9/30/2016		12,527.00CR	000023	
	I-T2 201609270158	STATE TAX WITHHOLDING	D	9/30/2016		13,449.00CR	000023	38,227.00
00011	GOVT EMPL DEFERRED COMP P							
	I-ANN201608309981	ANNUITY	D	9/30/2016		805.00CR	000024	
	I-ANN201609130070	ANNUITY	D	9/30/2016		1,905.00CR	000024	2,710.00
00029	CITY OF RIDGELAND PAYROLL							
	I-RET201608309981	RETIREMENT	D	9/30/2016		104,668.87CR	000025	
	I-RET201609130070	RETIREMENT	D	9/30/2016		108,335.19CR	000025	
	I-RET201609270158	RETIREMENT	D	9/30/2016		105,679.51CR	000025	318,683.57

* * T O T A L S * *

	NO#	DISCOUNTS	CHECK AMT	TOTAL APPLIED
REGULAR CHECKS:	1	0.00	323.00	323.00
HANDWRITTEN CHECKS:	0	0.00	0.00	0.00
PRE-WRITE CHECKS:	0	0.00	0.00	0.00
DRAFTS:	3	0.00	359,620.57	359,620.57
VOID CHECKS:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
CORRECTIONS:	0	0.00	0.00	0.00
REGISTER TOTALS:	4	0.00	359,943.57	359,943.57

TOTAL ERRORS: 0

TOTAL WARNINGS: 0

DEPT: ALL

PAYROLL NO#: 01

October 14, 2016 payroll

*** G R A N D T O T A L S ***

-----EARNINGS-----			----BENF/REIMB----		-----DEDUCTIONS-----			-----TAXES-----				
DESC	HRS	AMOUNT	DESC	AMOUNT	CD	ABBV	EMPLOYEE	EMPLOYER	DESC	TAXABLE	EMPLOYEE	EMPLOYER
SAL	1,224.00	48,454.32	VEH	174.00	AFA	AFACC	956.12		FED W/H	382,299.65	40,059.68	
SMON	0.00	9,176.42			AFC	AFCAN	938.08		ST WH MS	382,299.65	12,817.00	
REG	19,460.25	338,356.26			AFD	AFSHO	315.56		FICA	422,344.73	26,185.44	26185.44
R/O	25.00	449.50			AFH	AFHOS	494.94		MEDI	422,344.73	6,124.08	6124.08
O/T	343.25	7,363.71			AFS	AFSPE	240.16					
CE	28.88	0.00			ANN	ANUTY	805.00					
CMPRG	11.00	0.00			B16	BKRUP	135.50					
COMP	24.25	404.17			C16	CHSUP	81.00					
SICK	372.00	7,287.69			C18	CHSUP	159.50					
VAC	1,050.50	20,504.53			C19	CHSUP	130.50					
HOL	315.00	5,541.39			C32	CHSUP	225.00					
FNRL	20.00	281.00			C33	CHSUP	25.00					
MLT	48.00	675.12			C39	CHSUP	152.50					
PARAM	0.00	923.08			C41	CHSUP	77.50					
SHIFT	0.00	550.00			C42	CHSUP	147.50					
TRAFF	0.00	2,002.00			C43	CHSUP	110.00					
TASKF	10.00	262.20			C44	CHSUP	277.50					
FUGTF	12.00	314.64			C48	CHSUP	82.50					
					C49	CHSUP	62.50					
					C54	CHSUP	86.50					
					C55	CHSUP	207.50					
					C56	CHSUP	130.00					
					C57	CHSUP	75.00					
					CAF	ADMFE	120.00	141.68				
					CCF	CANCF	48.74					
					CHC	CHCAR	933.16					
					CO5	CHSUP	161.50					
					CRU	CRUN	6061.50					
					D08	GARNI	4.11					
					D10	GARNI	261.12					
					D15	GARNI	165.50					
					D36	GARNI	132.10					
					D39	GARNI	293.59					
					D40	GARNI	266.17					
					D41	GARNI	250.33					
					DCF	DENCF	2028.07	1182.72				
					DEN	DENTL		2266.88				
					HCF	HTHCF	12260.93	12758.46				
					HLT	HELTH		34409.18				
					HRF	HRF	164.47	277.86				
					LIF	LIFE	58.10	1293.20				
					PBA	POBEN	211.50					
					RET	RET	39240.08	68670.10				
					UNR	UNREM	2595.26					
TOTALS:	22,944.13	442,546.03		174.00			71171.59	121000.08			85,186.20	32309.52

DEPT: ALL

PAYROLL NO#: 01

*** G R A N D T O T A L S ***

DEPARTMENT RECAP

DEPT NO#	GROSS	REGULAR	OVERTIME	LEAVE	OTHER	BENEFITS	DEDUCTIONS	TAXES	NET
001-010	13,439.16	13,106.76	0.00	332.40	0.00	0.00	1,606.09	2,335.94	9,497.13
001-020	5,972.46	5,884.50	0.00	87.96	0.00	0.00	863.32	1,317.48	3,791.66
001-040	20,122.40	19,906.18	0.00	216.22	0.00	0.00	3,148.85	3,792.77	13,180.78
001-092	1,241.60	1,241.60	0.00	0.00	0.00	0.00	323.06	152.02	766.52
001-093	2,266.74	2,174.22	0.00	92.52	0.00	0.00	221.43	458.88	1,586.43
001-100	140,732.90	123,465.82	2,129.04	12,009.20	3,128.84	0.00	20,498.82	27,222.84	93,011.24
001-160	105,429.64	95,433.58	0.00	9,072.98	923.08	0.00	19,617.58	20,302.58	65,509.48
001-180	23,444.80	21,676.56	0.00	1,768.24	0.00	0.00	4,329.20	4,638.96	14,476.64
001-201	47,078.65	41,622.51	705.72	4,507.92	140.50	102.00	8,002.75	8,449.52	30,524.38
001-340	31,222.02	27,909.88	1,130.94	2,181.20	0.00	0.00	3,871.56	6,469.06	20,881.40
005-101	6,339.20	6,339.20	0.00	0.00	0.00	0.00	928.78	1,279.45	4,130.97
400-650	44,027.26	35,822.99	3,398.01	4,425.26	309.00	72.00	7,633.86	8,617.43	27,703.97
404-650	1,403.20	1,403.20	0.00	0.00	0.00	0.00	126.29	149.27	1,127.64
TOTALS	442,720.03	395,987.00	7,363.71	34,693.90	4,501.42	174.00	71,171.59	85,186.20	286,188.24

REGULAR INPUT: 268

MANUAL INPUT: 0

CHECK STUB COUNT: 1

DIRECT DEPOSIT STUB COUNT: 267