



Rankin County Board of Supervisors

211 East Government Street
Brandon, MS 39042
www.rankincounty.org

Regular Board Meeting

~ Minutes ~

Admin

Thursday, May, 15, 2025 9:00 AM Rankin Board Room

I. Call to Order

9:00 AM Meeting called to order on May 15, 2025 at Rankin Board Room, 211 East Government Street, Suite A, Brandon, MS.

Attendee Name	Title	Status	Arrived
Steve Gaines	Supervisor District 4	Present	
Brad Calhoun	Supervisor District 3	Present	
Sid Scarbrough	President	Present	
Scott Berry	Vice President	Absent	
Jay Bishop	Supervisor District 5	Present	
Craig Slay	Board Attorney	Present	
Keith Hicks	County Administrator	Present	
Mark S Scarborough	Chancery Clerk	Present	

II. INVOCATION

Board Attorney, Craig Slay

III. PUBLIC COMMENTS AND RECOGNITION

- A. Presentation of 2025 Recipient of the MAS County Employee Scholarship Awarded by the Mississippi Association of Supervisors and the Rankin County Board of Supervisors to Laila Hayes
- B. The following addressed the board with public comment:
- Fredrick Chambliss, residing at 525 Kate Lofton Dr - Comments recently made by Supervisor Gaines
- Leon Seals, residing at 355 South Sweet Home Church Rd - Accountability for the court system
- Dr. Ava Harvey, pastor of the Pilgrim Rest Missionary Baptist Church of Brandon - Comments recently made by Supervisor Gaines
- Michael Pounders, residing at 134 Willow Oak Ln - Foreign entity's ownership of properties

IV. OLD BUSINESS

- A. Minutes Approval:
A. May 5, 2025

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT:	Scott Berry

V. CONSENT AGENDA

RESULT:

ADOPTED [UNANIMOUS]

MOVER:

Jay Bishop, Supervisor District 5

SECONDER:

Brad Calhoun, Supervisor District 3

AYES:

Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop

ABSENT:

Scott Berry

1. APPROVAL OF THE FOLLOWING:

Financial

A. Approval of Claims Docket in the amount of \$9,228,193.21

Those items found in the claims docket, to include but not limited to, contractual services, regular and recurring operating expenses, engineering services, additional legal services, etc., are found to be reasonable and necessary for conducting the county’s business.

B. Approval of Budget Amendment for an increase in the County Court and Juvenile Court budget for AOC Trial Court Support Staff and SB2899 Court Reporter pay increases

C. Approval of Budget Amendment for the Sheriff Department to transfer between line items, no increase

D. Approval of Interfund Transfer in the amount of \$4,000,000.00 from the Road Fund (150) to the General Fund (001) - Community Bank Cash Account 003

E. Approval of Interfund Transfer in the amount of \$4,000,000.00 from the General Fund (001) to the Road Fund (150) - Origin Bank Cash Account 002

F. Approval of Budget Amendment for an increase in the Road Fund budget line item 545 in the amount of \$5,000,000.00

Appointment

G. Authority to temporarily appoint Rebekah Whittington as Assistant Purchase Clerk

Contracts, Agreements and Grants

H. Authority for the Sheriff’s Department to enter into a Memorandum of Understanding with Guardian Insight LPR for sharing LPR detection date and hotlists and authority for the Sheriff to execute documents

I. Authorization for Rankin County Sheriff’s Department to enter into Amendment #5 To Service Agreement with Global Tel Link Corporation for Inmate telephone services and authority for Board President to sign documents

J. Request approval of Contractual Agreement between Rankin County and Deanco Auctions to sell surplus vehicles and equipment on May 28th & 29th, 2025, in Philadelphia, MS

K. Approval of Assignment of Commercial Leasehold Interest Contract for Sixteenth Section Lands between Rankin County Board of Education and Troyce Hayes Patrick (Assignor) do hereby sell, convey, and warrant unto Wendelta Property Holdings, (Assignee)

- L. Request approval of Assignment of Residential Leasehold Interest Contract for Sixteenth Section Lands between Rankin County Board of Education and Connor & Aubrey Grindstaff (Assignors) do hereby sell, convey, and warrant unto Mary Evans & Aubrey Grindstaff (Assignees)**

Other

- M. Authority of County Administrator to engage Integrated Right of Way services to assist with valuation of, and potential acquisition of, Rankin County parcels K13-15-11 and K13-15-10 for possible general obligation bond project**

2. AUTHORITY TO ISSUE CHECKS:

Dues and Training Conferences

- A. Authority for five (5) K-9 Teams to attend the Mississippi Law Enforcement Officer Association Conference on June 13, 2025 in St. Louis, MS and authority to pay any travel related expenses**
- B. Authority for Victoria Hicks to attend the Mississippi Crime Stoppers Annual Training Conference on October 22 - 29, 2025, in New Orleans, LA and authority to pay any travel related expenses (MS Crime Stoppers will pay for conference cost and lodging)**
- C. Authority for Deputy James White to attend the Standardized Field Sobriety Training (SFST) on June 3-5, 2025 in Hattiesburg, MS and authority to pay any travel related expenses**
- D. Authority to pay 2025-2026 membership dues for the Mississippi Association of County Administrators and Comptrollers (MACAC) in the amount of \$75.00 each for Keith Hicks, Wanda Martin, Rebekah Whittington and authority to issue check**
- E. Authority to pay hotel fees in the amount of \$645.00 each for Bundy Boykin and Traci Massey to attend the second week of Certified Appraisers School on May 12 - 16, 2025, in Starkville, MS and authority to issue checks and pay any travel related expenses**

Other

- F. Authority to issue check in the amount of \$863.44 to Michelle Adcock for overpayment of 2024 PERS contributions for Michelle Adcock**
- G. Ratification of authority to issue payment of agreed settlement amount to resolve all disputed claims associated with lawsuit styled, "Jenkins/Parker v. Rankin County Sheriff's Office, et al.; In the United States District Court for the Southern District of Mississippi, Southern Division; Civil Action No.: 3:23-cv-374-DPJ-FKB. Amount of check payable to Law Office of Malik Shabazz IOLTA Account is \$528, 150.48**
- H. Authorization for County Administrator to sign bonded title applications and authority to issue check in the amount of \$1,500.00 to Arthur J. Gallagher**

3. AUTHORITY TO APPROVE THE FOLLOWING INVENTORY CHANGES:

- A. Approval of the following Inventory Changes to add items and to remove items from the county inventory that are broken, to transfer items interdepartmental, and to surplus items**

4. AUTHORITY TO APPROVE THE FOLLOWING PERSONNEL RECOMMENDATIONS:

- A. Recommendations: Sheriff’s Department: Israel Montoya (New Hire, Uncertified Adult Detention Officer) at Step 332; Dyonia Watts (New Hire, Uncertified Adult Detention Officer) at Step 332; District Attorney: Rachel Knight (Administrative Assistant) at Step 397; Community Development: Sarah Skaggs (New Hire, Office Assistant) at Step 352. Road Department: Elijah Wright (New Hire, Laborer) at Step 287; Tax Assessor’s Office: Natalie Griffith (New Hire, Part Time Deputy Clerk) at Step 257;
5. RECORD VARIOUS DOCUMENTS TO BE MADE A PERMANENT PART OF THE MINUTES

A. Record Various Documents to be Made a Permanent Part of The minutes

- 1. a Vardoc 4.37 Acre Purchased from Morrison Investments, LLC for County Use (PDF)
- 2. b Vardoc Executed Full, Final, and Absolute Release and Settlement Agreement (Michael Coward) (PDF)
- 3. c Vardoc March 16 - April 15 Claims Docket (Proof) (PDF)
- 4. d Vardoc Zoning Hearing for 43 Farms LLC (Proof) (PDF)
- 5. e Vardoc Zoning Hearing for Jeffrey Coy (Proof) (PDF)
- 6. f Vardoc Zoning Hearing for Emma Boone (Proof) (PDF)
- 7. g Vardoc Zoning Hearing for Jose Serra (Proof) (PDF)
- 8. h Vardoc Zoning Hearing for Tiffany Lindsey (Proof) (PDF)

VI. STACI MCNINCH, TAX ASSESSOR

A. Petitions to adjust 2024 Homestead Exemption Supplemental Roll

RESULT: ADOPTED [UNANIMOUS]
MOVER: Brad Calhoun, Supervisor District 3
SECONDER: Steve Gaines, Supervisor District 4
AYES: Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT: Scott Berry

B. Petitions for Increase of assessment on 2024 Real Property Assessments

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jay Bishop, Supervisor District 5
SECONDER: Sid Scarbrough, President
AYES: Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT: Scott Berry

VII. MIKE HARRISON, ROAD MANAGER

A. Road Work Accomplished for April 2025 and Road Work Scheduled for May 2025

RESULT: ADOPTED [UNANIMOUS]
MOVER: Brad Calhoun, Supervisor District 3
SECONDER: Steve Gaines, Supervisor District 4
AYES: Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT: Scott Berry

B. Request for approval of AT&T Utility Permit No. A0564C5 to construct a Fiber Utility Facility on Rock Hill RD to be installed (District 3)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brad Calhoun, Supervisor District 3
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT:	Scott Berry

- C. Request for approval of AT&T Utility Permit No. A0564MK to construct a Fiber Utility Facility on Mandy Dr. to be installed (District 4)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Jay Bishop, Supervisor District 5
AYES:	Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT:	Scott Berry

VIII. TIM PARKER, COUNTY CONSULTING ENGINEER

- A. Watershed Protection Program Element 2.02 Pinebrook Subdivision - Approval of Pay Application No. 8 from Southeastern Pipeline and Environmental Services for \$442,612.13 and authority to issue the check (District 2)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sid Scarbrough, President
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT:	Scott Berry

- B. Gunter Road Improvements Phase II - Approval of Pay Application No. 11 from Hemphill Construction Company, Inc. for work performed on the project for \$114,922.29 and authority to issue the check (District 1)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sid Scarbrough, President
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT:	Scott Berry

IX. CRAIG SLAY, BOARD ATTORNEY

SET PUBLIC HEARINGS:

- A. Set Public Hearing for Monday, June 2, 2025, at 9:00 a.m. for Kenny Dawson Conditional Use Permit, 112 Fisherman Ln. (District 1)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Sid Scarbrough, President
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT:	Scott Berry

- B. Set Public Hearing for Monday, June 2, 2025, at 9:00 a.m. for Don Cliburn & Mary Easterling Conditional Use Permit, Westville Rd. (District 1)

RESULT: NO ACTION

PUBLIC HEARINGS:

C. Emma Boone Conditional Use Permit, 935 Highway 469 N. (District 1)

1. Action on Emma Boone - Action to reject the conditional use permit, due to no permission received to execute the application by the owner of the property

Board Attorney, Craig Slay, opened the public hearing.

The following spoke in opposition:

Willie Johnson, Jr., residing at 1326 Old Pearson Rd

Murray Carr, residing at 200 Basswood Ln

Hearing no further comment, Mr. Slay closed the public hearing.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Steve Gaines, Supervisor District 4
SECONDER: Sid Scarbrough, President
AYES: Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT: Scott Berry

D. Jeffrey Lee Coy Conditional Use Permit, Trickhambridge Road (District 4)

1. Action on Jeffrey Lee - Approval with the additional conditional use of within five (5) years from the date of the permit, Community Development must receive a certificate of occupancy for the permanent residence and the mobile home must be removed

Board Attorney, Craig Slay, opened the public hearing. Hearing no comment, Mr. Slay closed the public hearing.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Steve Gaines, Supervisor District 4
SECONDER: Brad Calhoun, Supervisor District 3
AYES: Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT: Scott Berry

E. Tiffany Lindsey Conditional Use Permit, Andrew Chapel Road (District 4)

1. Action on Tiffany Lindsey - Approval with the additional conditional use for Community Development to monitor the property regularly to determine if the hardship conditions still remain

Board Attorney, Craig Slay, opened the public hearing. Hearing no comment, Mr. Slay closed the public hearing.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Steve Gaines, Supervisor District 4
SECONDER: Jay Bishop, Supervisor District 5
AYES: Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT: Scott Berry

F. Jose Serra Rezoning Request, 3753 Highway 471 (District 2)

1. Action on Jose Serra

Board Attorney, Craig Slay, opened the public hearing. J. C. Taylor, residing at 116 Barksdale Rd, spoke in opposition of the rezoning request. Jose Serra, applicant, also addressed the board regarding concerns raised by Mr. Taylor. Hearing no further comment, Mr. Slay closed the public hearing.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jay Bishop, Supervisor District 5
SECONDER: Brad Calhoun, Supervisor District 3
AYES: Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT: Scott Berry

G. 43 Farms LLC Rezoning Request, 3938 Highway 43 N. (District 4)
1. Action on 43 Farms LLC

Board Attorney, Craig Slay, opened the public hearing. Hearing no comment, Mr. Slay closed the public hearing.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Steve Gaines, Supervisor District 4
SECONDER: Jay Bishop, Supervisor District 5
AYES: Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT: Scott Berry

OTHER:

H. Acknowledgment of receipt of written request from Artisan Pyrotechnics, Inc., to conduct fireworks display in unincorporated Rankin County on June 28, 2025, at approximately 8:45 p.m. Acknowledgment of receipt of all required documentation from Artisan Pyrotechnics, Inc., including documentation reflecting plan and insurance coverage. Authorization of Artisan Pyrotechnics, Inc., to conduct fireworks display. Authorization of County Fire Coordinator to communicate board authorization to Artisan Pyrotechnics, Inc.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jay Bishop, Supervisor District 5
SECONDER: Sid Scarbrough, President
AYES: Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT: Scott Berry

I. Acknowledgement of receipt of confirmation from Rankin County School District that 16th section lease associated with Rankin County PPIN 945 has held in abeyance due to inability of school district to provide tenant with access to leasehold property. RCSD is no longer considering parcel to be under lease and is collecting no lease payments. Authority of Tax Collector to void all tax bills associated with PPIN 945 from 2022 through current. Authority of Tax Collector or Tax Assessor to code parcel as exempt since it is school district property

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jay Bishop, Supervisor District 5
SECONDER: Steve Gaines, Supervisor District 4
AYES: Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT: Scott Berry

J. Acknowledgement of receipt of all required documentation associated with application for tax exemption filed by Cooperwood Senior Living, LLC dba Cooperwood Senior Living ("Cooperwood") pursuant to Miss. Code Ann. Section 57-117-1, et seq. (1972), as amended. This application for tax exemption was dated and first submitted to Rankin County, Mississippi, on June 28, 2023. At the time of the filing of the original application, Cooperwood did not

provide all required supporting documentation to Rankin County nor had the City of Flowood, Mississippi, granted a municipal tax exemption at the time of the filing of the application with Rankin County. Due to the insufficiency of the application, the Rankin County Board of Supervisors granted a one-year tax exemption to Cooperwood pursuant to Miss. Code Ann. Section 57-117-1, et seq., for tax year 2023. The Cooperwood real and personal property was assessed without an exemption for Tax Year 2024. Authority of Chancery Clerk to provide required documentation to the State of Mississippi for final certification and authorization of tax exemption for Cooperwood. Contingent upon receipt of final certification from the State of Mississippi, and pursuant to its authority and within its discretion, the Rankin County Board of Supervisors finds that Cooperwood has fulfilled its obligation to support its application for tax exemption with proper documentation and Rankin County has received written confirmation that the City of Flowood has granted a municipal tax exemption to Cooperwood for both real and personal property and Cooperwood is entitled to a retroactive application of tax exemption for Tax Year 2024. Said tax exemption granted hereby shall apply for the full exemption period remaining as set forth in Miss. Code Ann. Section 27-31-101. Cooperwood has paid its 2024 tax obligations to Rankin County and City of Flowood said amount reflecting no tax exemption. Contingent upon receipt of final certification from the State of Mississippi, the Board of Supervisors grants authority to the Tax Assessor to determine the amount of real and personal property taxes owed by Cooperwood for Tax Year 2024 with the tax exemption provided hereby and provide necessary information to Tax Collector for preparation of a revised 2024 tax bill. Authority for the Tax Collector to void the 2024 Cooperwood tax bills for real and personal property and to reissue tax bills in accordance with the revised assessments provided by the Tax Assessor Authority to issue a refund to Cooperwood of the amount of overpayment for 2024 real property and personal property taxes.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT:	Scott Berry

- K. Authority to revise General Operating Guidelines for Volunteer Fire Departments to clarify requirements for persons nominated to Boards of Commissioners to be appointed for service to Fire Taxing Districts and rotations of terms for Board of Commissioners to be appointed for service to Fire Taxing Districts

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brad Calhoun, Supervisor District 3
SECONDER:	Jay Bishop, Supervisor District 5
AYES:	Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT:	Scott Berry

- L. Acknowledgment of receipt of application to establish private cemetery on the real property identified as Rankin County Parcel ID: N1-11. Authorization to establish private cemetery upon said property at the location demonstrated in the application. Authorization for all relevant departments of county government (chancery clerk, tax assessor, E-911, EOC, Mapping) to be provided with a copy of the application and property survey document. Authorization for Chancery Clerk Land Record to record the

application and property survey in the official land records of the county

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brad Calhoun, Supervisor District 3
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT:	Scott Berry

- M. Discussion of, and potential action to adopt, resolution setting formal requirements for qualification for ad valorem tax exemptions with minor revisions to the policy as originally established by the Supervisors on July 6, 2020

RESULT:	NO ACTION
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X. KEITH HICKS, COUNTY ADMINISTRATOR

Supervisor Bishop left the board meeting at 10:20 a.m.

- A. Approval of Pay Application No. 10 from Southeastern Pipeline and Environmental Services for work performed on the Oak Grove Ditch Stabilization and Hydrologic Restoration Project in the amount of \$122,850.00 and authority to issue check (District 5)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Sid Scarbrough, President
AYES:	Steve Gaines, Brad Calhoun, Sid Scarbrough
ABSENT:	Scott Berry, Jay Bishop

- B. Approval of Pay Application No. 8 from Thornton Construction for work performed on the Hydrologic Restoration of Stormwater Infrastructure near Reservoir East Project in the amount of \$614,793.21 and authority to issue check (District 4)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Steve Gaines, Brad Calhoun, Sid Scarbrough
ABSENT:	Scott Berry, Jay Bishop

Supervisor Bishop returned to the board meeting at 10:25 a.m.

- C. Bid Opening for the Outdoor Inclement Weather Warning Sirens
1. Jackson Communications, Inc.
 2. American Signal Corporation
 3. Precision Communications

RESULT:	TAKE UNDER ADVISEMENT [UNANIMOUS]
MOVER:	Steve Gaines, Supervisor District 4
SECONDER:	Jay Bishop, Supervisor District 5
AYES:	Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT:	Scott Berry

XI. ADDITIONAL BUSINESS TO BE DISCUSSED

- A. Discussion of new development on Cedar Ridge Blvd & Acknowledgment for Community Development and legal counsel to

work with property owner, D. R. Horton, Inc., to find a solution to issue a certificate of occupancy

- B. Judge Roberts and Judge Morrow, expressed their gratitude and appreciation for the county's support of the court system

XII. EXECUTIVE SESSION

- A. Motion to discuss the need to go into Executive Session

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT:	Scott Berry

- B. Motion to go into Executive Session to discuss personnel, potential litigation, and property acquisition

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Steve Gaines, Supervisor District 4
AYES:	Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT:	Scott Berry

Supervisor Gaines left the board meeting at 11:29 a.m.

- C. Motion to come out of Executive Session

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jay Bishop, Supervisor District 5
SECONDER:	Brad Calhoun, Supervisor District 3
AYES:	Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT:	Steve Gaines, Scott Berry

- D. Outcome of Executive Session
No action taken

XIII. ADDED ITEMS

- A. Motion to add the following to the agenda:
1. Resolution of pending condemnation proceeding related to the Florence Byram Parkway Project with property owner, Susan Guy Walker, and authority to approve proposal to resolve the matter completely and allow transfer of title for the right of way to Rankin County
 2. Approval of the clarification regarding the hiring of professionals for the county's General Obligation Bonds

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brad Calhoun, Supervisor District 3
SECONDER:	Sid Scarbrough, President
AYES:	Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT:	Steve Gaines, Scott Berry

- B. Resolution of pending condemnation proceeding related to the Florence Byram Parkway Project with property owner, Susan Guy

Walker, parcel #19, and authority to approve land owner counter offer in the amount of \$23,500.00, plus two curb cuts, to resolve the matter completely and allow transfer of title for the right of way to Rankin County

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Sid Scarbrough, President
SECONDER: Brad Calhoun, Supervisor District 3
AYES: Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT: Steve Gaines, Scott Berry

C. Approval of the consideration of professionals that will assist Rankin County with General Obligation Bond issuance. The recommended professionals are as follows: Financial advisor, Municipal Advisors of Mississippi, Inc; Bond counsel, Brunini Law Firm; Underwriter, Raymond James

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Sid Scarbrough, President
SECONDER: Brad Calhoun, Supervisor District 3
AYES: Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT: Steve Gaines, Scott Berry

XIV. Motion to Recess Until May 29, 2025, at 9:00 a.m.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Jay Bishop, Supervisor District 5
SECONDER: Brad Calhoun, Supervisor District 3
AYES: Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT: Scott Berry

This the 15th Day of May, 2025




SID SCARBROUGH, PRESIDENT
RANKIN COUNTY BOARD OF SUPERVISORS


MARK S. SCARBOROUGH , CLERK OF THE BOARD

Date: 5/9/2025
Time: 10:32:51 AM

RANKIN COUNTY BD OF SUPERVISOR
Budget Amendments
For Date Range 05/01/2025 to 05/01/2025

Reference #	Status	Entry Date	Line	Account	Description	Budget Before Amendment	Amendment Amount	Budget After Amendment
250037	OPEN	05/09/2025	1	001-200-960	TRANSFER FROM 915 TO 960 FOR FINAL SETTLEMENT-JENKINS/PARKER, BEECH	\$0.00	-\$558,150.48	-\$558,150.48
Reference # 250037 Total						\$0.00	-\$558,150.48	-\$558,150.48

Attachment: Budget Amendment for the Sheriff's Department to Transfer Between Line Items (No

Date: 5/9/2025
Time: 10:32:33 AM

RANKIN COUNTY BD OF SUPERVISOR
Budget Amendments
For Date Range 05/01/2025 to 05/01/2025

Reference #	Status	Entry Date	Line	Account	Description	Budget Before Amendment	Amendment Amount	Budget After Amendment
250037	OPEN	05/09/2025	2	001-200-915	TRANSFER FROM 915 TO 960 FOR FINAL SETTLEMENT-JENKINS/PARKER, BEECH	-\$776,000.00	\$558,150.48	-\$217,849.52
Reference # 250037 Total						-\$776,000.00	\$558,150.48	-\$217,849.52

Attachment: Budget Amendment for the Sheriff's Department to Transfer Between Line Items (No

**MEMORANDUM OF UNDERSTANDING
BETWEEN
Rankin County Sheriff's Office and Guardian Insight LPR**

License Plate Recognition (LPR) Equipped

Law Enforcement Agencies

FOR SHARING LPR DETECTION DATA AND HOTLISTS

I. OVERVIEW

A. Introduction:

The purpose of this "Memorandum of Understanding" (MOU) is to outline conditions under which the Rankin County Sheriff's Office and Guardian Insight LPR will share and use "LPR detection data" (scanned plates) and/or "hotlist" information as defined on the last page of this MOU. The Guardian Insight LPR hosted system provides for simple point-and-click data sharing between credentialed Agency Managers with data sharing privileges enabled by their respective agencies.

This MOU provides a basic understanding for the sharing of data between Rankin County Sheriff's Office and Guardian Insight LPR; any additional requirements (liabilities, governing law, etc.) should be documented separately in a written agreement between agencies.

B. Background:

License Plate Recognition (LPR) is a computer-based system that utilizes emerging technology to capture a color image, as well as an infrared image, of the license plate of a vehicle. The infrared image is converted into a text file utilizing Optical Character Recognition (OCR) technology. The text file is automatically compared against an "informational data file," also known as a "hotlist," and can contain information on stolen or wanted vehicles as well as vehicles associated with Amber Alerts, warrant subjects, and agency defined-information.

LPR cameras can be mobile (mounted on vehicles) or on fixed positions such as freeway overpasses or traffic signals. LPR systems have all the necessary equipment to scan plates, notify the user of a vehicle hit, and upload the LPR detection data into an LPR repository for retention and research.

The Agencies entering into this MOU, realizing the mutual benefits to be gained by sharing information, seek to share LPR detection data and/or hotlist information as defined on the last page of this MOU.

II. AUTHORIZED RELEASE OF INFORMATION

A. Sharing of Information:

Each Agency Party authorizes access to its LPR detection data and/or hotlist information as defined on the last page of this MOU residing in its Guardian Insight LPR account to other Agency Parties as permitted by applicable state law. An Agency Party that does not want certain information made available to any other Agency Party is responsible for ensuring that the information is not made available for data sharing. There is no obligation to share LPR detection data and/or hotlist information with any Agency Parties based solely on this MOU.

B. Limitation on Information Sharing:

LPR detection data and/or hotlist information shall only be shared with or released to authorized employees of the Agency Parties who have an approved login and password ("Authorized Users"), and a need and/or right to know.

III. INFORMATION OWNERSHIP

A. Ownership:

Each Agency Party retains control of all information in its account. Each Agency Party is responsible for creating, updating, and deleting records in its own account according to its own retention policies. Each Agency Party shall use reasonable efforts to ensure the completeness and accuracy of its data.

B. Release of Information:

Agency Parties and authorized users shall release or make available information accessed from an LPR account only to persons or entities authorized to receive LPR information.

C. Unauthorized Requests:

If an Agency Party receives a request for information in an LPR account by anyone who is not authorized to receive information from the LPR account, that Agency Party shall refer the request to the law enforcement agency that originated the requested information ("Source Agency").

D. Public Record Requests, Subpoenas and Court Orders:

Any Agency Party receiving a public records request, subpoena, or court order ("Legal Request") for information in an LPR account not authored by or originated by that Agency Party shall immediately provide a copy of the Legal Request to the Source Agency, prior to providing a response to the Legal Request.

IV. USER ACCESS

A. Login Application Process:

Each Agency Party's Agency Manager is responsible for management of user accounts at that Agency Party. Each Agency Party agrees that all authorized users shall be limited to current employees who are legally authorized to review criminal history data for crime prevention and detection purposes. Each potential user shall submit a request for a login and password to the Agency Manager. The Agency Manager shall have discretion to deny or revoke individual access for their respective agency.

B. Login Assignment:

Each Authorized User will be issued a user login and a password by the Agency Manager. Authorized Users may be assigned to groups that have different levels of access rights based on the level of restriction of the information.

C. Termination of Logins:

Each Agency Manager is responsible for timely removal of any login accounts as Authorized Users leave the Agency, no longer qualify for access into the system, or are denied access by the Agency Manager for any other reason.

D. Intended Use:

Each Authorized User agrees that LPR detection data, hotlist information, and the networking resources are to be used solely for law enforcement purposes only and consistent with the law. Authorized Users shall not use or share the information for any unethical, illegal, criminal, or commercial purpose.

E. Limitations on Use of Logins:

An Authorized User shall not access information in an LPR repository by using a name or password that was assigned to another user. An Authorized User shall not give his or her password to another person, including another user, to access the system.

F. Audit Trail:

Each transaction is to be logged, to include a Case Number, and an audit trail created. Each Agency Manager shall conduct an internal audit on a periodic basis to ensure user queries are made for legitimate law enforcement purposes only. This information shall be recorded and retained to allow the agency manager to complete the internal audit. Each agency manager shall maintain the audit trail pursuant to the retention policies of that Agency Party. Requests for transaction logs shall be made in writing to the Agency Manager, who shall provide the logs to the requesting party within a reasonable amount of time.

V. CONFIDENTIALITY OF INFORMATION**A. Information Confidentiality:**

Information in an LPR account is confidential and is not subject to public disclosure, except as required by law. Only Authorized Users are allowed to view and use the information in an LPR account. Otherwise, the information shall be kept confidential for purposes of not compromising active investigations or undercover operations, jeopardizing officer or public safety.

B. Internal Requests for Information:

An Authorized User who receives a request from a non-authorized requestor for information in an LPR account shall not release that information, but may refer the requestor to the Source Agency.

C. Removal or Editing of Records:

Agency Parties shall determine their own schedule for record deletion and other edits to their own data. This will be determined by policy and/or legal requirements.

VI. MOU TERMS**A. Term:**

This MOU will commence upon its creation, which occurs on the date that the data share takes place within the Vigilant Solutions hosted platform. It may be terminated at any time when an Agency Manager revokes data sharing access from another agency.

VII. EXECUTION OF MOU

This MOU is executed by the Parties below, for the below-described data. Each Party acknowledges that it has received a copy of this MOU, and will comply with its terms and conditions. Each Party certifies that he/she is authorized by its Party to execute this data sharing relationship.

Data Shared Between Parties:

Sharing Agency: Guardian Insight LPR
Agency Manager Authoring Share: Jose Patino
Title: Director of Customer Success
Signature: _____

Receiving Agency: Rankin County Sheriff's Office
Agency Manager Receiving Share: Bryan Baily
Title: Sheriff
Signature:  _____

Date of MOU: May 15, 2025

AMENDMENT # 5 TO SERVICES AGREEMENT

This Amendment # 5 (“**Amendment**”) takes effect as of the date signed by all parties listed in this preamble (“**Amendment Effective Date**”), and amends and revises that certain Services Agreement, dated July 22, 2015, as amended from time to time (the “**Agreement**”), by and between Global Tel*Link Corporation d/b/a ViaPath Technologies with an address of 3120 Fairview Park Drive, Suite 300, Falls Church, Virginia 22042 (the “**Company**”), and Rankin County Board of Supervisors with an address of 211 East Government Street, Brandon, Mississippi 29402 (the “**Premises Provider**”) (Company and Premises Provider collectively, the “**Parties**” and each a “**Party**”). All capitalized terms not defined herein shall have the definitions set forth in the Agreement.

WHEREAS, the Parties have agreed to amend the Agreement, among other reasons, in order to address changes mandated by the Federal Communications Commission’s (“FCC”) final Report and Order, Order on Reconsideration, Clarification and Waiver, and Further Notice of Proposed Rulemaking (the “FCC Order”) to implement the provisions of the Martha Wright-Reed Just and Reasonable Communications Act of 2022 (“MWR Act”) governing incarcerated people’s communications services (“IPCS”), as further described below; and

NOW, THEREFORE, in consideration of the promises and covenants set forth in this Amendment, and for good and valuable consideration, the sufficiency of which is acknowledged by the Parties’ signatures, the Parties agree as follows:

I. GENERAL PROVISIONS

1. **Clarification.** The Parties agree that previous amendments were numbered incorrectly. The corrections are as follows:

- 1.1. **Amendment 1** dated July 11, 2016, is identified correctly
- 1.2. **Amendment 2** dated July 29, 2020, is identified correctly
- 1.3. Amendment 2 dated November 17, 2020, is corrected to be **Amendment 3**
- 1.4. Amendment 3 dated November 2, 2021, is corrected to be **Amendment 4**

II. FCC IPCS TELEPHONE COMMUNICATION PROVISIONS

2. **Service Charge**

The following rates, charges, commissions and other provisions are amended and/or deleted as follows effective on **July 22, 2025**, pursuant to the FCC Order, unless the FCC Order is for any reason stayed by judicial or regulatory proceeding. In the event the FCC Order is stayed or amended, the following rates, charges, commissions and other provisions shall not go into effect until the stay is lifted or a subsequent effective date for compliance with the FCC Order is established in accordance with applicable law or order.

- 2.1. ***ViaPath Base Features***, of the Inmate Telephone Service (ITS) rates are hereby added as follows:

ViaPath Base Features
Password Protected Web based User Interface
Number Management
Blocked Access to Toll-Free Numbers
Collect, Prepaid Debit and AdvancePay Calling Options
TDD/TTY Capability (provided by third-party)
Call Prompts in English and Spanish

2.2. *ViaPath Additional Features* will no longer be offered within the ITS Rates. Going forward, these additional features and value-added services will be provided to the Premises Provider as set forth in the Tablet Service Schedule.

2.3. *Amendment 4, No. 1 Inmate Telephone Services*, is hereby deleted in its entirety and replaced as follows:

Rates and Charges for Inmate Telephone Services. The per-minute-of-use call rate shall not exceed the maximum rates authorized by the state's telecommunication regulatory authority ("PUC") and the Federal Communications Commission ("FCC").

- i. Interstate ITS calls, whether made using a Collect, Prepaid Debit, or AdvancePay™ format: \$0.09 per minute of use.
- ii. Intrastate ITS calls, whether made using a Collect, Prepaid Debit, or AdvancePay™ format: \$0.09 per minute of use.
- iii. International ITS calls, whether made using a Prepaid Debit or AdvancePay™ format: The Interstate ITS rate set forth above, plus the applicable call termination rate for the international destination of the call as published on the Company's website, which may be updated every 3 months in accordance with the FCC Order. These rates can be found at: <https://www.viopath.com/legal-and-privacy/federal-tariffs-and-price-lists/>
- iv. No per call, per connection, or flat-rate calling charges shall apply to international, interstate and intrastate ITS per minute of use calls.
- v. The ITS rates set forth above are exclusive of taxes and other amounts collected by the Company on behalf of, or paid to, third parties, including but not limited to payments in support of statutory or regulatory programs mandated by governmental or quasi-governmental authorities, such as the Federal Universal Service Fee, and any costs incurred by the Company in connection with such programs.

2.4. *Amendment 4, No. 1 Ancillary Service Charges*, is hereby deleted in its entirety. Pursuant to the FCC Order, there will be no Ancillary Fee Charges charged for IPCS voice calling services under this Agreement.

2.5. *Amendment 4, No. 2 regarding commissions*, is hereby deleted in its entirety. Pursuant to the FCC Order, there will be no Compensation payable on IPCS voice calling services under this Agreement.

III. **TABLET SERVICES PROVISIONS**

3. **TABLET SERVICES PROVISIONS**

3.1. *Amendment 3, Exhibit A Tablet Service Schedule, Section 2, Definitions* of the Tablet Service Schedule is hereby deleted in its entirety and replaced as follows:

2. Definitions. Capitalized terms used and not otherwise defined will have the meaning set forth in the Agreement.

"Agreement" means the contract to which this Service Schedule is attached.

"Enhanced Communications" means voice communications and/or video visitation.

"Enhanced Services" means information services, educational, law library, entertainment products, and mail scanning services, and recording and storage offered through a Tablet.

“IP-Enabled Tablets” (or “Tablets”) means a ViaPath owned tablet device capable of allowing access to Enhanced Communications and Enhanced Services.

3.2. ***Amendment 3, Exhibit A Tablet Service Schedule, Section 7, Enhanced Services and Accessories Rates***, is hereby deleted in its entirety and replaced as follows:

7. Enhanced Communications, Enhanced Services and Accessories Rates. Company may apply the following charges on Enhanced Communications, Enhanced Services and the use of the Tablets; provided, however, Company may in its discretion change any pricing. Taxes, and regulatory and other mandated fees may also apply.

a. **Enhanced Communications:**

- i. **Voice Communication:** will be charged at the same per-minute rate as ITS under this Agreement.
- ii. **Video Visitation Services:**
 1. \$0.14 per minute On-Premise Price
 2. \$0.14 per minute Remote Visit Price

b. **Enhanced Services:**

- i. **Paid Inmate Content Access:**
 1. Standard Profile: \$0.06 per minute
 2. Free Profile: \$0.00 per minute
- ii. **Premium Content Access Pass:** Premium movie and TV content available for purchase by inmates at \$12.99 for a 180 minute “access pass” in addition to all available content. (to be used within 72 hours).
- iii. **Messaging From Inmate Family and Friends (charged to inmate family and friends):**
 1. \$0.50 per written message
 2. \$0.50 per photo attachment (in addition to charge for any written message, if provided)
 3. \$0.50 per video message
- iv. **Accessories – Replacement Earbuds:** \$4.00.
- v. **Tablet Replacement.** \$255.00
- vi. **Transaction Fees.** Company may charge certain Transaction Fees for Enhanced Services in accordance with the following amounts:

Automated payment for credit card, debit card, and bill processing fees	Up to \$3.95 per transaction
Live Agent Fee	\$5.95 per transaction
Third Party Financial Transaction Fee	Up to \$5.95 per transaction when transaction is paid via a live agent Up to \$3.00 per transaction when transaction is paid via automated payment system
Tablet Account Setup Fee	Up to \$1.50

- vii. ViaPath Additional Features. ViaPath Additional Features and value-added services will be provided to the Premises Provider under Enhanced Services.

ViaPath Additional Features
365 Day On-Line Call Recording Storage
60 Day On-Line Video Recording Storage
Live Monitoring
Call Detail Reporting Tools
CD Burning Tools
PREA Support
24X7 Technical Support
Hot Alert
Audit Tools
Voice IQ Initial Voice Biometrics Stops PIN sharing
Unlimited Reverse Number Lookup (BNA)
Called Party IQ - Detection of prisoner-to-prisoner telephone calling
Phone IQ – Phone Type Id

- 3.3. **Section 8, Tablet Commissions**, of the Tablet Service Schedule is hereby deleted in its entirety and replaced as follows:

8. Tablet Commissions.

- a. Company will pay monthly a sum equal to fifteen percent (15%) of gross revenue (less all applicable taxes, government-imposed fees or charges, and billing or security fees) received from the per minute rate or subscription/access pass charged to inmates for Enhanced Services excluding Enhanced Communications, contingent upon a minimum eighty of percent (80%) of Premises Provider's inmates having reasonable access to the Tablets.
- b. Tablet Commission payments will be completed monthly, and all Tablet Commission payments will be final and binding upon the Premises Provider unless written objection is received by the Company within sixty (60) days of receipt of commission payment by the Premises Provider.

- 3.4. **Section 10, Tablet Replacement**, is hereby added to the Tablet Service Schedule as follows:

10. Tablet Replacement.

- a. Inmates are responsible for the care and security of the Tablets while in their possession and may not access or use the Tablets for any purpose other than permitted communication, education, and entertainment purposes. Inmates' access and use of the Tablets must be in accordance with all applicable legal requirements including all federal, state, and local laws, rules, and regulations (including Premises Provider policies) and the Terms of Use. Company may, in its discretion, restrict use or prohibit certain activities in connection with the Tablets.
- b. Inmates will be responsible for the replacement cost and any associated costs of Tablets that have been damaged, tampered with, misused, destroyed, lost or stolen, used in violation of the Terms of Use, or as otherwise set forth in this Agreement. Any Inmate responsible for replacement costs may be prohibited from use and/or access to Tablets until such replacement costs are paid. The Parties agree that the replacement cost for a Tablet is \$255.00. Tablet Replacements will be in accordance with this Section.

- c. **Replacement Conditions.** Any of the conditions set forth below must be reported immediately to the Company Onsite Technician or the Company's dedicated Field Service Manager (FSM Contact Information:kelley.conn@viapath.com).
- i. **Normal Wear and Tear.** Replacement of Tablets due to normal wear and tear may be provided by Company as set forth in Section 5, Support and Maintenance.
 - ii. **Defect or Malfunction.** Replacement of Tablets that fail due to manufacturing/provisioning or software issues that cause the Tablet to no longer function will be provided by Company as set forth in Section 5, Support and Maintenance.
 - iii. **Damage or Tamper.** Replacement of Tablets that have been damaged or tampered with will not be provided by the Company, and the replacement costs of such Tablet will be the responsibility of the inmate. Tablet damage or tampering includes, but is not limited to, the following: cracked or smashed screens, missing or removed internal parts, opening or prying of cases, or writing on, vandalizing, or graffitiing on Tablet.
 - iv. **Loss or Theft.** If a Tablet is lost or stolen, the inmate must report the loss or theft immediately to Premises Provider staff, submit a request for replacement, and cooperate fully with efforts to retrieve the Tablet. Replacement will be subject to Company review, and inmates shall be responsible for the cost of a replacement Tablet.
 - v. **Other Inmate Violation or Misuse.** Inmates shall be responsible for the replacement costs of Tablets damaged due to misuse or violation of any Terms of Use, including intentionally, recklessly, negligently, or purposefully damaging, tampering with or destroying a Tablet.
- d. **Replacement Process.** The process for reporting damaged, lost, or stolen Tablets and requesting replacement will be mutually agreed upon and memorialized in writing during the project management phase of implementation by Company and Premises Provider via a Standard Operating Procedure ("SOP").
- i. **Tablet Replacement Request.** Inmates and/or Premises Provider must submit a Tablet replacement request ("Tablet Replacement Request") for review and approval of the Company. The Tablet Replacement Request should include a description of the issue with the Tablet and a description of how and when the Tablet was damaged, lost, or stolen. Company will review the Tablet Replacement Request, inspect the Tablet, and determine if additional information is needed to process the request.
 - ii. **Replacement Cost Invoicing/Billing.** The Parties agree that the replacement cost for a Tablet is \$255.00. If it is determined that an inmate is responsible for the replacement cost, Company will invoice the Premises Provider for the replacement cost. Company will invoice the Premises Provider monthly for such replacement Tablets. Premises Provider will assess the inmate for the replacement costs, obtain reimbursement from the inmate, or remit payment from the Inmate Welfare fund.
 - iii. **Priority of Tablet Replacement.** Unless otherwise agreed to in writing by the Parties, Company will prioritize replacement of Tablets due to normal wear and tear as well as defect and malfunctioning before all other.

4. **VIDEO VISITATION PROVISIONS**

4.1. ***Video Visitation Service Rates***, are hereby deleted in its entirety and replaced as follows:

- i. On-Premises video visits beyond free visits required by law shall be \$0.14 per minute.
- ii. Remote video visits shall \$0.14 per minute.

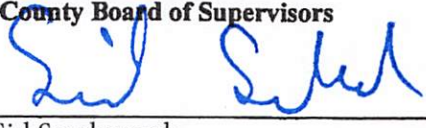
In the event of any inconsistencies between the terms and conditions contained in the Agreement and the terms and conditions contained herein, the terms and conditions contained herein shall control. Except as set forth in this Amendment, the Agreement remains in full force and effect, without modification or amendment, and is hereby ratified and confirmed. This Amendment may be executed in multiple counterparts, each of which shall be an original, and all of which shall be one and the same contract. Original signatures transmitted by facsimile or electronic mail shall be effective to create such counterparts. Each person whose signature appears below warrants and represents that they have the requisite authority to execute this Amendment on behalf of the entity for which they are signing.

IN WITNESS WHEREOF, the foregoing Amendment has been executed by the Parties as of the latest date listed below.

Company
Global Tel Link Corporation
d/b/a ViaPath Technologies

By: _____
 Name: _____
 Title: _____
 Date: _____

Premises Provider
Rankin County Board of Supervisors

By: 
 Name: Sid Scarbrough
 Title: Board President
 Date: May 15, 2025



Deanco Auction Co. of Mississippi, Inc.
 PO Box 1248 • 1042 Holland Ave
 Philadelphia, Mississippi 39350
 Phone: 601.656.9768 • Fax: 601.656.2437
 Email: sold@deancoauction.com www.deancoauction.com

Contractual Agreement

This contract entered into this 15th day of May by and between Rankin County Board of Supervisors Road Department (hereinafter referred to as Seller,) Address 211 E Government ST Ste A Brandon, MS 39042
 Phone: 601-825-1475 Consignor _____ Email Address: bridgetsmith@rankincounty.org
 and Deanco Auction Co. of Mississippi, Inc. (MS Auctioneers Lic. 733, MS Gallery Lic. 835F) located at 1042 Holland Ave, Philadelphia, Mississippi 39350 (hereinafter referred to as Auctioneer).

Location and Date of Auction

The auction shall be held May 28th & 29th 2025 at Deanco Auction's facility located at 1042 Holland Avenue, in the city of Philadelphia, County of Neshoba, State of Mississippi.

Property to be Sold

Auctioneer is hereby contracted by Seller to sell the personal property listed below or on an attached "Exhibit A" at public auction.
 See attached list

Compensation of Auction

• **Commission on Property Sold:** In consideration of performance of this contract by Auctioneer, the acceptance or the bids and the consummation of sale, Auctioneer shall receive and Seller shall pay Five percent (5 %) commission of the last bid made or received on all personal property listed above or on the attached "Exhibit A" that is sold at auction. The Auctioneer will charge Seller Zero percent (0 %) commission on **no-sale items**. Any applicable sales commission earned is due and payable on day of auction. Auctioneer will be responsible for all advertising expenses, conducting the auction, supply of all labor needed to setup and conduct auction, and collecting of the proceeds from the auction. The seller will be charged a **\$25.00 minimum commission** on every lot in this auction.

• **Repairs and Refurbishments:** Any cost such as repairs, cleaning or any expenses incurred by Auctioneer that will improve appearance or working condition, and therefore increase resale value, will be deducted from net proceeds of property sold. Auctioneer shall receive approval from Seller prior to any such expenses are incurred and Auctioneer will recommend only improvements that will increase marketability.

• **Additional charges that may be incurred and deducted from sale proceeds:** (a) all items will be checked for a sufficient amount of fuel, any fuel added will be charged to Seller at \$7.50 per gallon; (b) all items that require an ignition or master key to operate must have key(s) when delivered or Auctioneer will furnish key(s) and Seller will be charged at the rate of \$15.00 per key.

Responsibilities of Seller

• Seller hereby agrees that the personal property described above or included in the exhibit attached hereto will be delivered to the auction site in Philadelphia, Mississippi by May 23rd 2025 and that all items listed above or on the attached "Exhibit A" will be in the auction.

• Seller agrees that any and all liens and encumbrances held on personal property described above or listed on the attached "Exhibit A" must be satisfied or disclosed to Auctioneer upon the signing of the contract.

• **Seller agrees that all titles or bill of sales will be delivered to Auctioneer by May 23rd 2025.**

Settlement of Auction Proceeds

• After completion of the auction, Auctioneer will balance all auction invoices, so that each item is accounted for. Once the auction is settled, Auctioneer will deduct any commission earned and any additional expenses incurred from the gross proceeds of the sale of personal property listed above or in the "Exhibit A" and pay proceeds to Seller by within 15 business days. Auctioneer reserves the right not to pay Seller for items sold at the auction that Auctioneer does not receive payment for from buyer.

This contractual agreement contains the complete agreement of all parties and shall be binding on all parties, respective heirs, personal representatives and agents, successors or assigns. No party hereto is entitled to rely on any representation, be it written or oral, which purports to alter or vary the terms of this contract.

Signed and Agreed Upon By

Allison Soriner

5/14/2025

Deanco Auction

Date

TO: RANKIN COUNTY BOARD OF SUPERVISORS & CLERK OF THE BOARD
FROM: RODNEY HOLDER, INVENTORY CONTROL CLERK
RE: INVENTORY CHANGES
DATE: May 15, 2025

Please Approve for Auction

From Dept 300

<u>Asset</u>	<u>Description</u>	<u>Serial#</u>	<u>Reason</u>
8691	2012 CHEV Colorado	1GCDSCFE0C8151569	SURPLUS
8704	2012 CHEV SILV	1GCRCPEA1CZ314166	SURPLUS
9701	2012 CHEV SILV	1GCRCPEA8CZ310289	SURPLUS
4025	2001 DODGE 3500	3B6MC36661M249721	SURPLUS
9633	KUBOTA M8560HD	53321	SURPLUS

From Dept 151

<u>Asset</u>	<u>Description</u>	<u>Serial#</u>	<u>Reason</u>
10580	2016 CHEV SILV	1GCRCNEC5GZ174330	SURPLUS
13996	TOOL BOX		SURPLUS



Sheriff's Department • Rankin County, Mississippi

BRYAN BAILEY
SHERIFF OF RANKIN COUNTY

May 08, 2025

MEMO

To: Sheriff Bryan Bailey
From: Deputy Robert Sanders
Subject: MLEOA 2025 Conference Training
Date: May 08, 2025

The upcoming MLEOA Conference is scheduled for June 08, 2025 to June 13, 2025 and the following names are registered for the K9 portion of the event. During this training, they will receive an additional national certification at the conference in the area of narcotics and patrol.

The host hotel is Hollywood Casino at 711 Hollywood Blvd Bay St. Louis, MS.

The K9s registered are:

Sentel Easterling
Tony Shack
Ronnie Decell
Wes Shivers
Stevo Henderson (Board Member—room covered)

* Please Approve TRAVEL
MEAL And Lodging. There
is NO Fee for the training.
R-1 Bailey
5-8-25

Thanks in advance,

Robert Sanders K5

Rankin County Sheriff's Office

221 NORTH TIMBER STREET • BRANDON, MISSISSIPPI 39042
601.825.1480 • 601.355.0527 • 601.824.7120

Attachment: Travel for the MLEOA 2025 Conference (RFA-2025-400 : Authority for Five (5) K-9 Teams to Attend the Mississippi Law



Sheriff's Department • Rankin County, Mississippi

BRYAN BAILEY
SHERIFF OF RANKIN COUNTY

May 14, 2025

Board of Supervisors
211 E. Government Street, Suite A
Brandon, MS 39042

RE: MLEOA Conference

Dear Board Members:

I am requesting Board approval for Deputy Stan Pellegrine and Deputy Hunter Lewis to attend MLEOA training conference in Bay St. Louis, MS on June 8– June 13 2025.

Both Deputies are Police Motorcycle certified and will be competing in the motorcycle skills events and motorcycle rodeo.

They will use their department issued credit card for lodging and meals.

Thank You

Barry Vaughn
Undersheriff

221 NORTH TIMBER STREET • BRANDON, MISSISSIPPI 39042
601.825.1480 • 601.355.0527 • 601.824.7120



Sheriff's Department • Rankin County, Mississippi

BRYAN BAILEY
SHERIFF OF RANKIN COUNTY
BARRY VAUGHN
UNDERSHERIFF

May 8, 2025

Board of Supervisors
211 E. Government Street, Suite A
Brandon, MS 39042

RE: "Crime Stoppers Annual Training Conference"

Dear Board Members:

We are asking for board approval to allow Victoria Hicks to attend the National Crime Stoppers Annual Training Conference. The Conference dates are October 22—October 29, 2025, in New Orleans, Louisiana.

Central Ms. Crime Stoppers will reimburse the cost of the class, our only cost will be fuel and food. Victoria Hicks will use her department issued credit card to reserve the room, Central Ms. Crime Stoppers will reimburse us for the cost. She will use a department issued card for meals.

Thank you.

RE: "Crime Stoppers Annual Training Conference"

Barry Vaughn
Undersheriff

Thank you.

RE: "Crime Stoppers Annual Training Conference"

Barry Vaughn
Undersheriff

Thank you.

RE: "Crime Stoppers Annual Training Conference"

Barry Vaughn
Undersheriff

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601.825.1480 • 601.355.0527 • 601.824.7120



Sheriff's Department • Rankin County, Mississippi

BRYAN BAILEY
SHERIFF OF RANKIN COUNTY
BARRY VAUGHN
UNDERSHERIFF

May 8, 2025

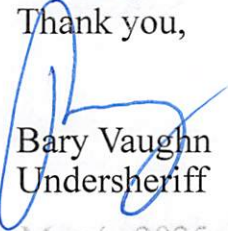
RANKIN COUNTY
Board of Supervisors
211 E. Government Street, Suite A
Brandon, MS 39042

Subject: "SFST– Standardized Field Sobriety Training"

I am requesting Board approval for Deputy James White to attend "SFST—Standardized Field Sobriety Training" at the Southern Regional Public Safety Institute in Hattiesburg, MS on June 3– June 5, 2025.

There is no registration fee associated with the class. Deputy White will use his department issued credit card for meals and lodging.

Thank you,


Barry Vaughn
Undersheriff

May 8, 2025
Field Sobriety
on June 3– Jun
Board of Sup
There
211 E. Gov
ment issued
Brandon.

May 8, 2025
Field Sobriety
on June 3– Jun
Board of Sup
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211 E. Gov
ment issued
Brandon.

221 NORTH TIMBER STREET • BRANDON, MISSISSIPPI 39042
601.825.1480 • 601.355.0527 • 601.824.7120

RSO Training Request Form

Name: James White S.O.#: 65 Request Date 4/3/25

Dept: ☒ Patrol, ☐ Investigations, ☐ Juvenile, ☐ Court Services, ☐ School Resource Officers
☐ Jail, ☐ JDC, ☐ Dispatch, ☐ Admin, ☐ Community Officer,
☐ Other: _____

Course Name: SFST Class Location: Hattiesburg

Start Date 6/3/25 End Date: 6/5/25 Times: _____ Fee: \$ Free training
Just pay for room

Reason for attending: To better my DWI arrest

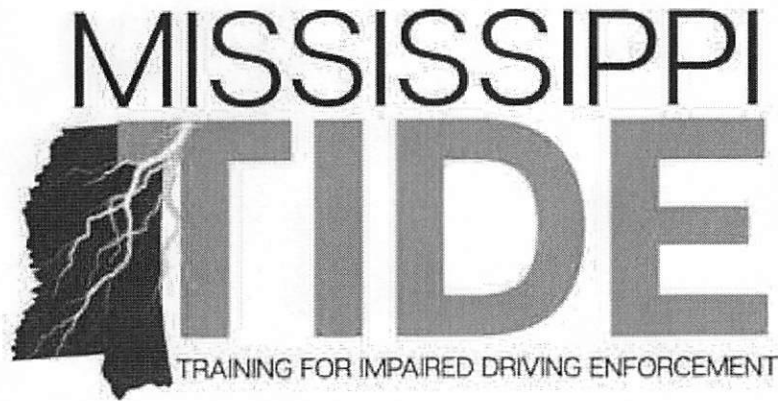
Approved: Sgt: J. Edwards R74 Date 3/4/25

Lt: A. Whisen Date 4/7/25

Chief: [Signature] Date / /

Registered for the Course on / / By: _____

Please attach any information about the class you may have to this request for review



JUNE 3RD-5TH SFST CLASS IN HATTIESBURG, MS

There will be an SFST Class on the above dates in Hattiesburg, MS at the Southern Regional Public Safety Institute at 1481 14th Street, Hattiesburg, MS 39407. The class is 9:00-5:00 all three days. Attendance is mandatory. There is no cost.

Recertification will be offered at 3:00 on the first day.

To register, visit www.mstide.us.

If you have any questions, email
MississippiTIDE@OxfordPolice.net.

SFST Class

- This class teaches an officer how to detect DUI offenders by focusing on the validated field sobriety tests that are used throughout the country
- 24 CEU HOURS
- FREE TRAINING

MS TIDE

OXFORD POLICE DEPARTMENT

9 Industrial Park Drive
Oxford, MS 38655

Facebook @MississippiTIDE

www.mstide.us

MississippiTIDE@OxfordPolice.net



Mississippi Association of County Administrators and Comptrollers FY 2025 Annual Membership Dues

To: All County Administrators and Comptrollers

FY 2025 Membership Dues

NAME	EMAIL ADDRESS	\$75.00 EACH
<u>Keith Hicks</u>	khicks@rankincounty.org	<u>\$75.00</u>
<u>Wanda Martin</u>	wmartin@rankincounty.org	<u>\$75.00</u>
<u>Rebekah Whittington</u>	rwhittington@rankincounty.org	<u>\$75.00</u>
TOTAL		\$225.00

Payments are due June 16, 2025

Please remit payment to:
County Administrator
Att: Chris Lafferty
2600 Courthouse Blvd
Meridian, MS 39301

*If you have questions, please contact Chris Lafferty at 601-917-2411



Providing Benefits for Life

April 30, 2025

Rankin County Board of Supervisors
Chancery Clerk
211 E Government Ste A
Brandon, MS 39042

RE: 2024 Annual Financial Report, Circuit Clerk Michelle Adcock

Dear Employer:

PERS ID: 0000430555

The Public Employees' Retirement System of Mississippi (PERS) has received Circuit Clerk Michelle Adcock's payment of contributions for calendar year **2024** totaling **\$17,356.35**; check #1223. Circuit Clerk Michelle Adcock's contributions are now paid in full for a total amount due to **\$16,492.91**.

PERS audited the 2024 Annual Financial Report for Circuit Clerk Michelle Adcock and has determined that the employee and employer contributions were overpaid by **\$863.44**.

Please see the enclosed refund check #011755 issued to the Rankin County Board of Supervisors. The county should refund the applicable amount to Circuit Clerk Michelle Adcock.

Please let us know when we can be in further service. You may reach PERS by telephone at 800-444-7377 or 601-359-3589.

Sincerely,

LaPorsche Jones
Retirement Specialist I
Employer Reporting

Enclosure(s)
c: Circuit Clerk Michelle Adcock

*Please issue refund
check to:
Michelle Adcock
\$863.44 for overpayment.*

TO: RANKIN COUNTY BOARD OF SUPERVISORS & CLERK OF THE BOARD
FROM: RODNEY HOLDER, INVENTORY CONTROL CLERK
RE: INVENTORY CHANGES
DATE: May 15, 2025

Please Approve for Auction

From Dept 300

Asset	Description	Serial#	Reason
8691	2012 CHEV Colorado	1GCDSCFE0C8151569	SURPLUS
10581	2016 CHEV SILV	1GCRCNEC2GZ176777	SURPLUS
8704	2012 CHEV SILV	1GCRCPEA1CZ314166	SURPLUS
9701	2012 CHEV SILV	1GCRCPEA8CZ310289	SURPLUS
4025	2001 DODGE 3500	3B6MC36661M249721	SURPLUS
9633	KUBOTA M8560HD	53321	SURPLUS

From Dept 151

Asset	Description	Serial#	Reason
10580	2016 CHEV SILV	1GCRCNEC5GZ174330	SURPLUS
13996	TOOL BOX		SURPLUS

Please Add

From Dept 200

Asset	Description	Serial#	Reason
	Watchguard v300	BWC2 037359	Replacement
	Watchguard v300	BWC2 060123	Replacement
	Watchguard v300	BWC2 150834	Replacement
	Watchguard v300	BWC2 150767	Replacement

Please Transfer

From Dept 100 to 200

Asset	Description	Serial#	Reason
6640	Desk		Surplus

From Dept 250 to 151

Asset	Description	Serial#	Reason
12322	2019 FORD F250	1FT7W2B60KEC42898	Surplus

Please Delete

Dept 100

Asset	Description	Serial#	Reason
14979	Samsung Phone	089273761800346483	Broken

Attachment: Inventory Changes (21822 : Approval of the Following Inventory Changes to Add Items and to Remove Items from the County

Dept 300

Asset	Description	Serial#	Reason
14313	IPHONE 11	356801111744836	Broken
14977	IPHONE 11	089583284804356424	Broken

Please Delete**Dept 151**

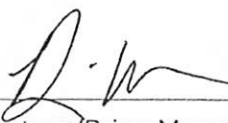
Asset	Description	Serial#	Reason
16164	IPHONE 14	089060611606586897	Broken

Dept 152

Asset	Description	Serial#	Reason
16113	Flip Phone	002320025600276514	Broken

Rankin County Personnel Recommendation

I, Brian Measells, Director, Office of Community Development, do hereby recommend the within named, Sarah Skaggs, for the full time position of Office Assistant with the Rankin County Office of Community Development as of June 2, 2025.



Signature/Brian Measells
Director, Office of Community Development

☒ Approved
☐ Not Approved



Board President

Salary

	Present	Proposed
Step		352
Hourly	\$	\$
Weekly	\$	\$
Bi-Weekly	\$	\$
Annual	\$	\$



OFFICE OF THE DISTRICT ATTORNEY

JOHN K. BRAMLETT, JR.
DISTRICT ATTORNEY

TWENTIETH JUDICIAL DISTRICT
RANKIN, MADISON COUNTIES

May 6, 2025

Rankin County Board of Supervisors
Attn: Keith Hicks, County Administrator

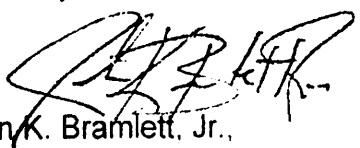
RE: **New Hire:** **Rachel Knight**
 Job Description: **Administrative Assistant**

Dear Mr. Hicks:

With regard to the above-referenced matter, please be advised that we have extended an offer of full-time employment to RACHEL KNIGHT, with an effective date of hire being MAY 20TH, 2025, with a **salary step of 397 (hourly \$ _____, bi-weekly \$ _____) and annually \$ _____**). We ask that *only* her salary step is listed in any external publications. She will be replacing Ardith Patrick who is retiring JUNE 30TH, 2025.

Thank you for your consideration and that of the Board of Supervisors; should you have any questions or should the Board desire to meet with me to discuss this matter, please advise.

Sincerely,

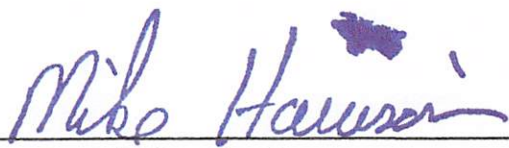


John K. Bramlett, Jr.,
District Attorney

Rankin County

Personnel Recommendation

I, Mike Harrison, Road Department, hereby recommends the within named, Elijah Wright, for the full-time position of Laborer with the Rankin County Road Department effective May 19, 2025



 Signature/Mike Harrison
 Road Department

☒ Approved

☐ Not Approved



 Board President

Additional Comments:

Salary

	Present	Proposed
Step		287
Hourly		\$ _____
Bi-Weekly		\$ _____
Annual		\$ _____

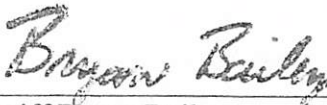
Rankin County

Personnel Recommendation

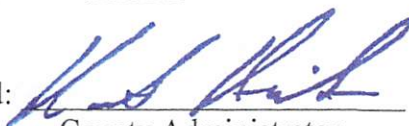
I, Sheriff Bryan Bailey, do hereby recommend the within named,

Israel Montoya be considered for the position of/promotion to **Uncertified Adult Detention Officer**

at pay step **332** effective on the **21st** day of **April, 2025**.


Sheriff Bryan Bailey

Approved ✓
Disapproved _____

Signed: 

County Administrator


Board President

Additional Comments:

Uncertified Adult Detention Officer

Department Code: 001-220-432

	Present	Recommended
Step	0	332
Hourly Rate	\$0	\$
Bi-Weekly Rate	\$0	\$
Annual Salary	\$0	\$

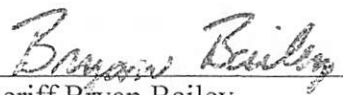
Rankin County

Personnel Recommendation

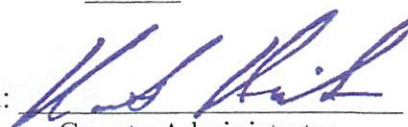
I, Sheriff Bryan Bailey, do hereby recommend the within named,

Dyonia Watts be considered for the position of/promotion to **Uncertified Adult Detention Officer**

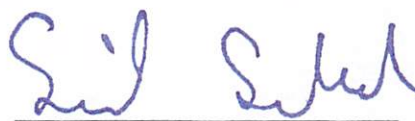
at pay step **332** effective on the **12th** day of **May, 2025**.


Sheriff Bryan Bailey

Approved ✓
Disapproved _____

Signed: 

County Administrator



Board President

Additional Comments:

Uncertified Adult Detention Officer

Department Code: 001-220-432

	Present	Recommended
Step	0	332
Hourly Rate	\$0.00	\$
Bi-Weekly Rate	\$0.00	\$
Annual Salary	\$0.00	\$



Watson Jones PLLC
ATTORNEYS AND COUNSELORS AT LAW

J. Kevin Watson
W. Robert Jones, III
A. Seth Robbins
W. Matt Morgan*

* Licensed in LA

April 22, 2025

Via Federal Express

Rankin County Mississippi
Board of Supervisors
Attention Craig Slay
211 E. Government Street
Brandon, MS 39042

Re: 4.37 Acres Rankin County purchase from Morrison Investments, LLC and First Investment Company

Dear Mr. Slay,

Enclosed you will find the original and a copy of the recorded Warranty Deed, Two Quitclaim Deeds and the Owner's Title Policy for the above reference property. Please keep these documents in a safe place with other important documents.

Should you have any questions, or be of any assistance in the future, do not hesitate to notify me. Thank you for letting us assist you with your closing.

Yours very truly,

WATSON JONES PLLC

Ethel M. Westbrook
Office Administrator

/emw

Enclosures

Attachment: Vardoc 4.37 Acre Purchased from Morrison Investments, LLC for County Use (21803 : Various Documents)



ALTA OWNER'S POLICY OF TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

This policy, when issued by the Company with a Policy Number and the Date of Policy, is valid even if this policy or any endorsement to this policy is issued electronically or lacks any signature.

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Condition 17.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), insures as of the Date of Policy and, to the extent stated in Covered Risks 9 and 10, after the Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. The Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. Covered Risk 2 includes, but is not limited to, insurance against loss from:
 - a. a defect in the Title caused by:
 - i. forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - ii. the failure of a person or Entity to have authorized a transfer or conveyance;
 - iii. a document affecting the Title not properly authorized, created, executed, witnessed, sealed, acknowledged, notarized (including by remote online notarization), or delivered;
 - iv. a failure to perform those acts necessary to create a document by electronic means authorized by law;
 - v. a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - vi. a document not properly filed, recorded, or indexed in the Public Records, including the failure to have performed those acts by electronic means authorized by law;
 - vii. a defective judicial or administrative proceeding; or
 - viii. the repudiation of an electronic signature by a person that executed a document because the electronic signature on the document was not valid under applicable electronic transactions law.
 - b. the lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - c. the effect on the Title of an encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment (including an encroachment of an improvement across the boundary lines of the Land), but only if the encumbrance, violation, variation, adverse circumstance, boundary line overlap, or encroachment would have been disclosed by an accurate and complete land title survey of the Land.
3. Unmarketable Title.
4. No right of access to and from the Land.

Countersigned by:

Authorized Countersignature

Watson Jones PLLC

Company Name

2829 Lakeland Drive
Suite 1502
Flowood, MS 39232
City, State



Frederick H. Eppinger
President and CEO

David Hisey
Secretary

For coverage information or assistance resolving a complaint, call (800) 729-1902 or visit www.stewart.com. To make a claim, furnish written notice in accordance with Section 3 of the Conditions.

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File Number: 2025-368
9010 ALTA Owner's Policy of Title Insurance (07-01-2021)
Page 1 of 7 for Policy Number: O-9010-000338597 Agent ID: 240301

5. A violation or enforcement of a law, ordinance, permit, or governmental regulation (including those relating to building and zoning), but only to the extent of the violation or enforcement described by the enforcing governmental authority in an Enforcement Notice that identifies a restriction, regulation, or prohibition relating to:
 - a. the occupancy, use, or enjoyment of the Land;
 - b. the character, dimensions, or location of an improvement on the Land;
 - c. the subdivision of the Land; or
 - d. environmental remediation or protection on the Land.
6. An enforcement of a governmental forfeiture, police, regulatory, or national security power, but only to the extent of the enforcement described by the enforcing governmental authority in an Enforcement Notice.
7. An exercise of the power of eminent domain, but only to the extent:
 - a. of the exercise described in an Enforcement Notice; or
 - b. the taking occurred and is binding on a purchaser for value without Knowledge.
8. An enforcement of a PACA-PSA Trust, but only to the extent of the enforcement described in an Enforcement Notice.
9. The Title being vested other than as stated in Schedule A, the Title being defective, or the effect of a court order providing an alternative remedy:
 - a. resulting from the avoidance, in whole or in part, of any transfer of all or any part of the Title to the Land or any interest in the Land occurring prior to the transaction vesting the Title because that prior transfer constituted a:
 - i. fraudulent conveyance, fraudulent transfer, or preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law; or
 - ii. voidable transfer under the Uniform Voidable Transactions Act; or
 - b. because the instrument vesting the Title constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar state or federal creditors' rights law by reason of the failure:
 - i. to timely record the instrument vesting the Title in the Public Records after execution and delivery of the instrument to the Insured; or
 - ii. of the recording of the instrument vesting the Title in the Public Records to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to the Date of Policy and prior to the recording of the deed or other instrument vesting the Title in the Public Records.

DEFENSE OF COVERED CLAIMS

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
- b. any governmental forfeiture, police, regulatory, or national security power.
- c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

CONDITIONS

1. DEFINITION OF TERMS

In this policy, the following terms have the meanings given to them below. Any defined term includes both the singular and the plural, as the context requires:

- a. "Affiliate": An Entity:
 - i. that is wholly owned by the Insured;
 - ii. that wholly owns the Insured; or
 - iii. if that Entity and the Insured are both wholly owned by the same person or entity.
- b. "Amount of Insurance": The Amount of Insurance stated in Schedule A, as may be increased by Condition 8.d. or decreased by Condition 10 or 11; or increased or decreased by endorsements to this policy.
- c. "Date of Policy": The Date of Policy stated in Schedule A.
- d. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- e. "Enforcement Notice": A document recorded in the Public Records that describes any part of the Land and:
 - i. is issued by a governmental agency that identifies a violation or enforcement of a law, ordinance, permit, or governmental regulation;
 - ii. is issued by a holder of the power of eminent domain or a governmental agency that identifies the exercise of a governmental power; or
 - iii. asserts a right to enforce a PACAPSA Trust.
- f. "Entity": A corporation, partnership, trust, limited liability company, or other entity authorized by law to own title to real property in the State where the Land is located.
- g. "Insured":
 - i.
 - (a). The Insured named in Item 1 of Schedule A;
 - (b). the successor to the Title of an Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (c). the successor to the Title of an Insured resulting from dissolution, merger, consolidation, distribution, or reorganization;
 - (d). the successor to the Title of an Insured resulting from its conversion to another kind of Entity; or
 - (e). the grantee of an Insured under a deed or other instrument transferring the Title, if the grantee is:
 - (1). an Affiliate;
 - (2). a trustee or beneficiary of a trust created by a written instrument established for estate planning purposes by an Insured;
 - (3). a spouse who receives the Title because of a dissolution of marriage;
 - (4). a transferee by a transfer effective on the death of an Insured as authorized by law; or
 - (5). another Insured named in Item 1 of Schedule A.
 - ii. The Company reserves all rights and defenses as to any successor or grantee that the Company would have had against any predecessor Insured.
- h. "Insured Claimant": An Insured claiming loss or damage arising under this policy.
- i. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- j. "Land": The land described in Item 4 of Schedule A and improvements located on that land at the Date of Policy that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is insured by this policy.



- k. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- l. "PACA-PSA Trust": A trust under the federal Perishable Agricultural Commodities Act or the federal Packers and Stockyards Act or a similar State or federal law.
- m. "Public Records": The recording or filing system established under State statutes in effect at the Date of Policy under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- n. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- o. "Title": The estate or interest in the Land identified in Item 2 of Schedule A.
- p. "Unmarketable Title": The Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or a lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF COVERAGE

This policy continues as of the Date of Policy in favor of an Insured, so long as the Insured:

- a. retains an estate or interest in the Land;
 - b. owns an obligation secured by a purchase money Mortgage given by a purchaser from the Insured; or
 - c. has liability for warranties given by the Insured in any transfer or conveyance of the Insured's Title.
- Except as provided in Condition 2, this policy terminates and ceases to have any further force or effect after the Insured conveys the Title. This policy does not continue in force or effect in favor of any person or entity that is not the Insured and acquires the Title or an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured must notify the Company promptly in writing if the Insured has Knowledge of:

- a. any litigation or other matter for which the Company may be liable under this policy; or
- b. any rejection of the Title as Unmarketable Title.

If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under this policy is reduced to the extent of the prejudice.

4. PROOF OF LOSS

The Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy that constitutes the basis of loss or damage and must state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- a. Upon written request by the Insured and subject to the options contained in Condition 7, the Company, at its own cost and without unreasonable delay, will provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company has the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those covered causes of action. The Company is not liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of any cause of action that alleges matters not insured against by this policy.
- b. The Company has the right, in addition to the options contained in Condition 7, at its own cost, to institute and prosecute any action or proceeding or to do any other act that, in its opinion, may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it is liable to the Insured. The Company's exercise of these rights is not an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under Condition 5.b., it must do so diligently.
- c. When the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court having jurisdiction. The Company reserves the right, in its sole discretion, to appeal any adverse judgment or order.



6. DUTY OF INSURED CLAIMANT TO COOPERATE

- a. When this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured will secure to the Company the right to prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose.
- When requested by the Company, the Insured, at the Company's expense, must give the Company all reasonable aid in:
- securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement; and
 - any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter, as insured.

If the Company is prejudiced by any failure of the Insured to furnish the required cooperation, the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation, regarding the matter requiring such cooperation.

- b. The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos, whether bearing a date before or after the Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant must grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all the records in the custody or control of a third party that reasonably pertain to the loss or damage. No information designated in writing as confidential by the Insured Claimant provided to the Company pursuant to Condition 6 will be later disclosed to others unless, in the reasonable judgment of the Company, disclosure is necessary in the administration of the claim or required by law. Any failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in Condition 6.b., unless prohibited by law, terminates any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company has the following additional options:

- a. *To Pay or Tender Payment of the Amount of Insurance*
- To pay or tender payment of the Amount of Insurance under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
- Upon the exercise by the Company of this option provided for in Condition 7.a., the Company's liability and obligations to the Insured under this policy terminate, including any obligation to defend, prosecute, or continue any litigation.
- b. *To Pay or Otherwise Settle with Parties other than the Insured or with the Insured Claimant*
- To pay or otherwise settle with parties other than the Insured for or in the name of the Insured Claimant. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
 - To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.
- Upon the exercise by the Company of either option provided for in Condition 7.b., the Company's liability and obligations to the Insured under this policy for the claimed loss or damage terminate, including any obligation to defend, prosecute, or continue any litigation.

8. CONTRACT OF INDEMNITY; DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by an Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy. This policy is not an abstract of the Title, report of the condition of the Title, legal opinion, opinion of the Title, or other representation of the status of the Title. All claims asserted under this policy are based in contract and are restricted to the terms and provisions of this policy. The Company is not liable for any claim alleging negligence or negligent misrepresentation arising from or in connection with this policy or the determination of the insurability of the Title.

- a. The extent of liability of the Company for loss or damage under this policy does not exceed the lesser of:
- the Amount of Insurance; or
 - the difference between the fair market value of the Title, as insured, and the fair market value of the Title subject to the matter insured against by this policy.
- b. Except as provided in Condition 8.c. or 8.d., the fair market value of the Title in Condition 8.a.ii. is calculated using the date the Insured discovers the defect, lien, encumbrance, adverse claim, or other matter insured against by this policy.
- c. If, at the Date of Policy, the Title to all of the Land is void by reason of a matter insured against by this policy, then the Insured Claimant may, by written notice given to the Company, elect to use the Date of Policy as the date for calculating the fair market value of the Title in Condition 8.a.ii.

- d. If the Company pursues its rights under Condition 5.b. and is unsuccessful in establishing the Title, as insured:
 - i. the Amount of Insurance will be increased by 15%; and
 - ii. the Insured Claimant may, by written notice given to the Company, elect, as an alternative to the dates set forth in Condition 8.b. or, if it applies, 8.c., to use either the date the settlement, action, proceeding, or other act described in Condition 5.b. is concluded or the date the notice of claim required by Condition 3 is received by the Company as the date for calculating the fair market value of the Title in Condition 8.a.ii.
- e. In addition to the extent of liability for loss or damage under Conditions 8.a. and 8.d., the Company will also pay the costs, attorneys' fees, and expenses incurred in accordance with Conditions 5 and 7.

9. LIMITATION OF LIABILITY

- a. The Company fully performs its obligations and is not liable for any loss or damage caused to the Insured if the Company accomplishes any of the following in a reasonable manner:
 - i. removes the alleged defect, lien, encumbrance, adverse claim, or other matter;
 - ii. cures the lack of a right of access to and from the Land; or
 - iii. cures the claim of Unmarketable Title,
 all as insured. The Company may do so by any method, including litigation and the completion of any appeals.
- b. The Company is not liable for loss or damage arising out of any litigation, including litigation by the Company or with the Company's consent, until a State or federal court having jurisdiction makes a final, nonappealable determination adverse to the Title.
- c. The Company is not liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.
- d. The Company is not liable for the content of the Transaction Identification Data, if any.

10. REDUCTION OR TERMINATION OF INSURANCE

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance will be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after the Date of Policy and which is a charge or lien on the Title, and the amount so paid will be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage are determined in accordance with the Conditions, the Company will pay the loss or damage within 30 days.

13. COMPANY'S RECOVERY AND SUBROGATION RIGHTS UPON SETTLEMENT AND PAYMENT

- a. If the Company settles and pays a claim under this policy, it is subrogated and entitled to the rights and remedies of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person, entity, or property to the fullest extent permitted by law, but limited to the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant must execute documents to transfer these rights and remedies to the Company. The Insured Claimant permits the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
- b. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company defers the exercise of its subrogation right until after the Insured Claimant fully recovers its loss.
- c. The Company's subrogation right includes the Insured's rights to indemnity, guaranty, warranty, insurance policy, or bond, despite any provision in those instruments that addresses recovery or subrogation rights.

14. POLICY ENTIRE CONTRACT

- a. This policy together with all endorsements, if any, issued by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy will be construed as a whole. This policy and any endorsement to this policy may be evidenced by electronic means authorized by law.
- b. Any amendment of this policy must be by a written endorsement issued by the Company. To the extent any term or provision of an endorsement is inconsistent with any term or provision of this policy, the term or provision of the endorsement controls. Unless the endorsement expressly states, it does not:
 - i. modify any prior endorsement,
 - ii. extend the Date of Policy,
 - iii. insure against loss or damage exceeding the Amount of Insurance, or
 - iv. increase the Amount of Insurance.

15. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, this policy will be deemed not to include that provision or the part held to be invalid, but all other provisions will remain in full force and effect.

16. CHOICE OF LAW AND CHOICE OF FORUM**a. Choice of Law**

The Company has underwritten the risks covered by this policy and determined the premium charged in reliance upon the State law affecting interests in real property and the State law applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the State where the Land is located.

The State law of the State where the Land is located, or to the extent it controls, federal law, will determine the validity of claims against the Title and the interpretation and enforcement of the terms of this policy, without regard to conflicts of law principles to determine the applicable law.

b. Choice of Forum

Any litigation or other proceeding brought by the Insured against the Company must be filed only in a State or federal court having jurisdiction.

17. NOTICES

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at: Stewart Title Guaranty Company; Attention: Claims Department, P. O. Box 2029, Houston, Texas 77252-2029.

18. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS POLICY, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS POLICY, ANY BREACH OF A POLICY PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS POLICY, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING.

19. ARBITRATION

- a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be resolved by arbitration. If the Amount of Insurance is \$2,000,000 or less, any claim or dispute may be submitted to binding arbitration at the election of either the Company or the Insured. If the Amount of Insurance is greater than \$2,000,000, any claim or dispute may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.
- b. ALL CLAIMS AND DISPUTES MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS, REPRESENTATIVE, OR PRIVATE ATTORNEY GENERAL PROCEEDING IN ANY ARBITRATION GOVERNED BY CONDITION 19. The arbitrator does not have authority to conduct any class action arbitration, private attorney general arbitration, or arbitration involving joint or consolidated claims under any circumstance.
- c. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 19, then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 19.*
- d. The Company will pay all AAA filing, administration, and arbitrator fees of the consumer when the arbitration seeks relief of \$100,000 or less. Other fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.

Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Agent: WatsonJones PLLC
 Issuing Office: 2829 Lakeland Drive, Suite 1502
 Flowood, MS 39232
 Issuing Office's ALTA® Registry ID: 1182379
 Issuing Office File Number: 2025-368
 Property Address: 4.36 Acres, Brandon, MS 39042

SCHEDULE A

Name and Address of Title Insurance Company:
 STEWART TITLE GUARANTY COMPANY
 P.O. Box 2029, Houston, TX 77252-2029

Premium: \$800.00

Policy Number: O-9010-000338597

Amount of Insurance: \$200,000.00

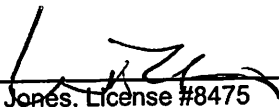
Date of Policy: January 31, 2025 at 10:44 AM or recording date of the insured instrument, whichever is later

1. The Insured is:
Rankin County MS for the benefit and use of Rankin First, aka Rankin First Economic Development Authority
2. The estate or interest in the Land insured by this policy is:
fee simple
3. The Title is vested in:
Rankin County MS for the benefit and use of Rankin First, aka Rankin First Economic Development Authority
4. The Land is described as follows:
See "Exhibit A" attached hereto and made a part hereof.

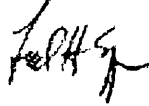
WATSONJONES PLLC
 2829 Lakeland Drive, Suite 1502, Flowood, MS 39232
 Telephone: (601) 939-8900

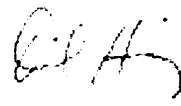
STEWART TITLE GUARANTY COMPANY
 P.O. Box 2029, Houston, TX 77252-2029

Countersigned by:


 Robert Jones, License #8475
 WatsonJones PLLC, License #15033275



By: 
 Frederick H. Eppinger, President and
 CEO

By: 
 David Hisey, Secretary

SCHEDULE B

Policy Number: O-9010-000338597

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met
2. Standard Exceptions:
 - a. Rights or claims of parties in possession not shown by the public records.
 - b. Easements or claims of easements, not shown by the public records.
 - c. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
 - d. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - e. Homestead or other marital rights of the spouse, if any, of any individual insured.
 - f. Any titles or rights asserted by anyone including but not limited to persons, corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, ocean or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or water rights, if any.
 - g. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
 - h. Taxes or special assessments which are not shown as existing liens by the public record.
3. Ad valorem taxes for the current and subsequent years, which constitute a lien against the subject property but which are not yet due and payable.
4. Setback lines, easements, notes, reservations, open spaces, conditions, widening strips, restrictions and other matters affecting said property as shown on the plat or map when a plat or map exist.
5. The amount and computation of acreage is not insured.
6. Subject to the Covenant, Condition, or Restriction, recorded in the official records of the Rankin County Chancery Clerk.
7. That certain right-of-way to Mississippi Power and Light Company recorded in Book 116 at Page 207.

**EXHIBIT A
LEGAL DESCRIPTION**

A certain tract of land containing 4.37 acres more or less, situated in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 28, Township 5 North, Range 2 East, Rankin County, Mississippi and being more particularly described as follow, to-wit:

Commencing at the 1/2 rebar found marking the Northwest corner of the East 1/2 of the Southeast Quarter of Section 21, Township 5 North, Range 2 East, Rankin County, Mississippi; run thence, South 00°43'30" East for 322.35 feet to a found 1/2" rebar; run thence, South 00°43'44" East for 2361.87 feet to a found 5/8" rebar; run thence, South 89°42'32" West for 659.87 feet to a found 1/2" rebar; run thence, South 00°42'59" East for 1326.08 feet to a found 1/2" rebar; run thence, North 89°43'37" East for 660.23 feet to a found 1/2" rebar; run thence, South 00°43'10" East for 450.37 feet to a found 5/8" rebar; run thence, North 89°08'49" East for 413.83 feet to a found 1/2" rebar; run thence, along the north line of Old Whitfield Road, North 89°08'51" East for 312.16 feet to a 1/2" rebar found marking the POINT OF BEGINNING; run thence, leaving said north line of Old Whitfield Road, North 00°25'10" West for 785.00 feet to a set 1/2" rebar; run thence, North 89°22'08" East for 242.26 feet to a found 5/8" rebar; run thence, South 00°28'47" East for 784.98 feet to a found 5/8" rebar; run thence, along the north line of Old Whitfield Road, South 89°21'57" West for 243.09 feet back to the 1/2" rebar marking the POINT OF BEGINNING.

Attachment: Vardoc 4.37 Acre Purchased from Morrison Investments, LLC for County Use (21803 : Various Documents)



Space Above Line for Official Use Only

<u>Prepared by and Return to:</u> W. Robert Jones, III, MSB 8475 Watson Jones PLLC 2829 Lakeland Drive, Suite 1502 Flowood, MS 39232 (601) 939-8900		<u>Indexing Instructions:</u> NE ¼ of SE ¼ and SE ¼ of SE ¼ of Section 21 and NW ¼ of SW ¼ and SW ¼ of the SW ¼ of Section 22 and NW ¼ of the NW ¼ of Section 27 and NE ¼ of NE ¼ and NW ¼ of NE ¼ and SE ¼ of NE ¼ of Section 28, Township 5 North, Range 2 East, Rankin County, Mississippi
<u>Address of Grantors:</u> Morrison Investments, LLC 110 Monument Place Vicksburg, Mississippi 39180 Telephone: (601) 955-4076 <u>First Investment Company</u> 1022 Highland Colony Parkway Suite 300 Ridgeland MS 39157 Telephone: (601) 853-8005		<u>Address of Grantee:</u> Rankin County MS 211 E. Government St. Suite A Brandon MS 39042 Tel: (601) 825-1475

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantors, **Morrison Investments, LLC, a Mississippi limited liability company, and First Investment Company a/k/a First Investment Company, Inc., a**

Mississippi corporation, do hereby sell, convey and warrant to Grantee, Rankin County, Mississippi for the benefit and use of Rankin First a/k/a Rankin First Economic Development Authority, the following described property lying and being situated in Rankin County, Mississippi, more particularly described as follows:

A certain tract of land containing 4.37 acres more or less, situated in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 28, Township 5 North, Range 2 East, Rankin County, Mississippi and being more particularly described as follow, to-wit:

Commencing at the 1/2" rebar found marking the Northwest corner of the East 1/2 of the Southeast Quarter of Section 21, Township 5 North, Range 2 East, Rankin County, Mississippi; run thence, South 00°43'30" East for 322.35 feet to a found 1/2" rebar; run thence, South 00°43'44" East for 2361.87 feet to a found 5/8" rebar; run thence, South 89°42'32" West for 659.87 feet to a found 1/2" rebar; run thence, South 00°42'59" East for 1326.08 feet to a found 1/2" rebar; run thence, North 89°43'37" East for 660.23 feet to a found 1/2" rebar; run thence, South 00°43'10" East for 450.37 feet to a found 5/8" rebar; run thence, North 89°08'49" East for 413.83 feet to a found 1/2" rebar; run thence, along the north line of Old Whitfield Road, North 89°08'51" East for 312.16 feet to a 1/2" rebar found marking the POINT OF BEGINNING; run thence, leaving said north line of Old Whitfield Road, North 00°25'10" West for 785.00 feet to a set 1/2" rebar; run thence, North 89°22'08" East for 242.26 feet to a found 5/8" rebar; run thence, South 00°28'47" East for 784.98 feet to a found 5/8" rebar; run thence, along the north line of Old Whitfield Road, South 89°21'57" West for 243.09 feet back to the 1/2" rebar marking the POINT OF BEGINNING.

This conveyance is further subject to all oil, gas and other mineral reservations, exceptions, conveyances and leases of record.

Grantors do further convey and quitclaim to Grantee all of Grantors' right, title and interest in and to the property described on Exhibit A attached hereto and incorporated by reference.

Attachment: Vardoc 4.37 Acre Purchased from Morrison Investments, LLC for County Use (21803 : Various Documents)

WITNESS THE SIGNATURES of the GRANTORS this, the 14th day of January,

2025.

MORRISON INVESTMENTS, LLC
a Mississippi limited liability company

By: Paul Cooper Morrison
Paul Cooper Morrison, Manager

STATE OF MISSISSIPPI

COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14th day of January, 2025, within my jurisdiction, the within named **Paul Cooper Morrison**, who acknowledged that he is a Manager of **Morrison Investments, 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 having been first duly authorized so to do.

Annette G. Rayburn
NOTARY PUBLIC

My Commission Expires: 9-22-25



FIRST INVESTMENT COMPANY
a Mississippi corporation

By: _____

H. C. Bailey, Jr., President

STATE OF MISSISSIPPI

COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14th day of January 2025, within my jurisdiction, the within named **H. C. Bailey, Jr.**, who acknowledged that he is the President of **First Investment Company**, a Mississippi corporation, and that for and on behalf of said corporation and as its act and deed, he executed the above and foregoing instrument after having been first duly authorized so to do.

NOTARY PUBLIC

My Commission Expires: 9-22-27

Attachment: Vardoc 4.37 Acre Purchased from Morrison Investments, LLC for County Use (21803 : Various Documents)

Exhibit A

A certain tract of land containing 197.48 acres more or less, situated in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 21, and in the Northwest ¼ of the Southwest Quarter and in the Southwest Quarter of the Southwest Quarter of Section 22, and in the Northwest Quarter of the Northwest Quarter of Section 27 and in the Northeast Quarter of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter and in the Southeast Quarter of the Northeast Quarter of Section 28, all in Township 5 North, Range 2 East, Rankin County, Mississippi and being more particularly described as follow, to-wit:

Commencing at the 1/2" rebar found marking the Northwest corner of the East 1/2 of the Southeast Quarter of Section 21, Township 5 North, Range 2 East, Rankin County, Mississippi; run thence, South 00°43'30" East for 322.35 feet to the 1/2" rebar found marking the POINT OF BEGINNING; run thence, South 00°43'44" East for 2361.87 feet to a found 5/8" rebar; run thence, South 89°42'32" West for 659.87 feet to a found 1/2" rebar; run thence, South 00°42'59" East for 1326.08 feet to a found 1/2" rebar; run thence, North 89°43'37" East for 660.23 feet to a found 1/2" rebar; run thence, South 00°43'10" East for 450.37 feet to a found 5/8" rebar; run thence, North 89°08'49" East for 413.83 feet to a found 1/2" rebar; run thence, along the north line of Old Whitfield Road, North 89°08'51" East for 312.16 feet to a found 1/2" rebar; run thence, along the north line of Old Whitfield Road, North 89°21'57" East for 243.09 feet to a found 5/8" rebar; run thence, North 00°28'47" West for 784.98 feet to a found 5/8" rebar; run thence, North 89°20'51" East for 1670.73 feet to a found 5/8" rebar; run thence, along the west line of Old Whitfield Road for the following 5 courses:
 North 00°24'42" West for 64.41 feet to a set 1/2" rebar;
 North 00°17'17" East for 460.99 feet to a set 1/2" rebar;
 North 00°11'38" West for 169.81 feet to a set 1/2" rebar;
 North 00°42'42" West for 769.01 feet to a set 1/2" rebar;
 North 00°52'37" West for 290.39 feet to a found 5/8" rebar;
 run thence, 69.04 feet along the arc of a curve to the right, said curve having a radius of 36.00 feet and a chord of South 54°02'44" West for 58.94 feet to a found 5/8" rebar; run thence, North 70°49'23" West for 946.36 feet to a found 5/8" rebar; run thence, 10.07 feet along the arc of a curve to the left, said curve having a radius of 64.00 feet and a chord of North 75°22'46" West for 10.06 feet to a found 5/8" rebar; run thence, North 00°36'46" West for 691.45 feet to a found 5/8" rebar; run thence, North 70°49'36" West for 1814.67 feet back to the 1/2" rebar marking the POINT OF BEGINNING.

Attachment: Vardoc 4.37 Acre Purchased from Morrison Investments, LLC for County Use (21803 : Various Documents)

E-RECORDED

simplifile®

ID: Book 2025 Page 1785County: RANKINDate: 1/21/25 Time: 10:44:59A

Space Above Line for Official Use Only

<u>Prepared by and Return to:</u> W. Robert Jones, III, MSB 8475 Watson Jones PLLC 2829 Lakeland Drive, Suite 1502 Flowood, MS 39232 (601) 939-8900		<u>Indexing Instructions:</u> NE ¼ of SE ¼ and SE ¼ of SE ¼ of Section 21 and NW ¼ of SW ¼ and SW ¼ of the SW ¼ of Section 22 and NW ¼ of the NW ¼ of Section 27 and NE ¼ of NE ¼ and NW ¼ of NE ¼ and SE ¼ of NE ¼ of Section 28, Township 5 North, Range 2 East, Rankin County, Mississippi
<u>Address of Grantors:</u> Morrison Investments, LLC 110 Monument Place Vicksburg, Mississippi 39180 Telephone: (601) 955-4076 <u>First Investment Company</u> 1022 Highland Colony Parkway Suite 300 Ridgeland MS 39157 Telephone: (601) 853-8005		<u>Address of Grantee:</u> Rankin County MS 211 E. Government St. Suite A Brandon MS 39042 Tel: (601) 825-1475

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantors, **Morrison Investments, LLC, a Mississippi limited liability company**, and **First Investment Company a/k/a First Investment Company, Inc., a**

Attachment: Vardoc 4.37 Acre Purchased from Morrison Investments, LLC for County Use (21803 : Various Documents)

Mississippi corporation, do hereby sell, convey and warrant to Grantee, **Rankin County, Mississippi for the benefit and use of Rankin First a/k/a Rankin First Economic Development Authority**, the following described property lying and being situated in Rankin County, Mississippi, more particularly described as follows:

A certain tract of land containing 4.37 acres more or less, situated in the Northeast Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 28, Township 5 North, Range 2 East, Rankin County, Mississippi and being more particularly described as follow, to-wit:

Commencing at the 1/2" rebar found marking the Northwest corner of the East 1/2 of the Southeast Quarter of Section 21, Township 5 North, Range 2 East, Rankin County, Mississippi; run thence, South 00°43'30" East for 322.35 feet to a found 1/2" rebar; run thence, South 00°43'44" East for 2361.87 feet to a found 5/8" rebar; run thence, South 89°42'32" West for 659.87 feet to a found 1/2" rebar; run thence, South 00°42'59" East for 1326.08 feet to a found 1/2" rebar; run thence, North 89°43'37" East for 660.23 feet to a found 1/2" rebar; run thence, South 00°43'10" East for 450.37 feet to a found 5/8" rebar; run thence, North 89°08'49" East for 413.83 feet to a found 1/2" rebar; run thence, along the north line of Old Whitfield Road, North 89°08'51" East for 312.16 feet to a 1/2" rebar found marking the POINT OF BEGINNING; run thence, leaving said north line of Old Whitfield Road, North 00°25'10" West for 785.00 feet to a set 1/2" rebar; run thence, North 89°22'08" East for 242.26 feet to a found 5/8" rebar; run thence, South 00°28'47" East for 784.98 feet to a found 5/8" rebar; run thence, along the north line of Old Whitfield Road, South 89°21'57" West for 243.09 feet back to the 1/2" rebar marking the POINT OF BEGINNING.

This conveyance is further subject to all oil, gas and other mineral reservations, exceptions, conveyances and leases of record.

Grantors do further convey and quitclaim to Grantee all of Grantors' right, title and interest in and to the property described on Exhibit A attached hereto and incorporated by reference.

WITNESS THE SIGNATURES of the GRANTORS this, the 14th day of January,
2025.

MORRISON INVESTMENTS, LLC
a Mississippi limited liability company

By: Paul Cooper Morrison
Paul Cooper Morrison, Manager

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14th day of January, 2025, within my jurisdiction, the within named **Paul Cooper Morrison**, who acknowledged that he is a Manager of **Morrison Investments, 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 having been first duly authorized so to do.

Annette G. Rayburn
NOTARY PUBLIC

My Commission Expires: 9-22-25



FIRST INVESTMENT COMPANY
a Mississippi corporation

By: _____

H. C. Bailey, Jr., President

STATE OF MISSISSIPPI

COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 14th day of January 2025, within my jurisdiction, the within named **H. C. Bailey, Jr.**, who acknowledged that he is the President of **First Investment Company**, a Mississippi corporation, and that for and on behalf of said corporation and as its act and deed, he executed the above and foregoing instrument after having been first duly authorized so to do.

Annette G. Rayburn
NOTARY PUBLIC

My Commission Expires: 9-22-27

Exhibit A

A certain tract of land containing 197.48 acres more or less, situated in the Northeast Quarter of the Southeast Quarter and the Southeast Quarter of the Southeast Quarter of Section 21, and in the Northwest $\frac{1}{4}$ of the Southwest Quarter and in the Southwest Quarter of the Southwest Quarter of Section 22, and in the Northwest Quarter of the Northwest Quarter of Section 27 and in the Northeast Quarter of the Northeast Quarter, the Northwest Quarter of the Northeast Quarter and in the Southeast Quarter of the Northeast Quarter of Section 28, all in Township 5 North, Range 2 East, Rankin County, Mississippi and being more particularly described as follow, to-wit:

Commencing at the 1/2" rebar found marking the Northwest corner of the East 1/2 of the Southeast Quarter of Section 21, Township 5 North, Range 2 East, Rankin County, Mississippi; run thence, South 00°43'30" East for 322.35 feet to the 1/2" rebar found marking the POINT OF BEGINNING; run thence, South 00°43'44" East for 2361.87 feet to a found 5/8" rebar; run thence, South 89°42'32" West for 659.87 feet to a found 1/2" rebar; run thence, South 00°42'59" East for 1326.08 feet to a found 1/2" rebar; run thence, North 89°43'37" East for 660.23 feet to a found 1/2" rebar; run thence, South 00°43'10" East for 450.37 feet to a found 5/8" rebar; run thence, North 89°08'49" East for 413.83 feet to a found 1/2" rebar; run thence, along the north line of Old Whitfield Road, North 89°08'51" East for 312.16 feet to a found 1/2" rebar; run thence, along the north line of Old Whitfield Road, North 89°21'57" East for 243.09 feet to a found 5/8" rebar; run thence, North 00°28'47" West for 784.98 feet to a found 5/8" rebar; run thence, North 89°20'51" East for 1670.73 feet to a found 5/8" rebar; run thence, along the west line of Old Whitfield Road for the following 5 courses:
 North 00°24'42" West for 64.41 feet to a set 1/2" rebar;
 North 00°17'17" East for 460.99 feet to a set 1/2" rebar;
 North 00°11'38" West for 169.81 feet to a set 1/2" rebar;
 North 00°42'42" West for 769.01 feet to a set 1/2" rebar;
 North 00°52'37" West for 290.39 feet to a found 5/8" rebar;
 run thence, 69.04 feet along the arc of a curve to the right, said curve having a radius of 36.00 feet and a chord of South 54°02'44" West for 58.94 feet to a found 5/8" rebar; run thence, North 70°49'23" West for 946.36 feet to a found 5/8" rebar; run thence, 10.07 feet along the arc of a curve to the left, said curve having a radius of 64.00 feet and a chord of North 75°22'46" West for 10.06 feet to a found 5/8" rebar; run thence, North 00°36'46" West for 691.45 feet to a found 5/8" rebar; run thence, North 70°49'36" West for 1814.67 feet back to the 1/2" rebar marking the POINT OF BEGINNING.



Space Above Line for Official Use Only

<u>Prepared by and Return to:</u> W. Robert Jones, III, MSB 8475 Watson Jones PLLC 2829 Lakeland Drive, Suite 1502 Flowood, MS 39232 (601) 939-8900		<u>Indexing Instructions:</u> NW ¼ of Section 27 and NE ¼ of Section 28, all in Township 5 North, Range 2 East, Rankin County, Mississippi
<u>Address of Grantor:</u> Spirit Realty, LP 11995 El Camino Real San Diego, CA 92130 Telephone: (858) 284-5000		<u>Address of Grantees:</u> Morrison Investments, LLC 110 Monument Place Vicksburg, Mississippi 39180 Telephone: (601) 955-4076 First Investment Company 1022 Highland Colony Parkway Suite 300 Ridgeland MS 39157 Telephone: (601) 853-8005

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor, **Spirit Realty, L.P., a Delaware limited partnership**, does hereby remise, release, quitclaim and convey unto Grantees, **Morrison Investments, LLC, a Mississippi limited liability company**, and **First Investment Company a/k/a First Investment Company**,

Inc., a Mississippi corporation, the following described property lying and being situated in Rankin County, Mississippi, more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE**

This instrument is given to correct an error in the legal description attached as Exhibit A to that certain Warranty Deed at Book 2016, Page 14933, which omits the call "thence North 88 degrees 21 minutes 28 seconds East along the North right of way of Old Whitfield Road for a distance of 243.59 feet to a found 1/2 inch iron pin" immediately following "725.99 feet to a point".

WITNESS THE SIGNATURE of the GRANTOR this, the 9 day of January,
2025.

SPIRIT REALTY, L.P.,
a Delaware limited partnership

By: Spirit General OP Holdings, LLC, a Delaware
limited liability company, its general partner

By: 
Name: Janeen S. Drakulich
Title: Senior Vice President, Head
of Asset Management

Approved As To Form
Legal Department

M. Breeden

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

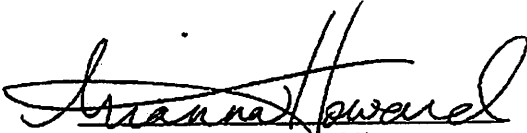
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On January 9, 2025 before me, Arianna Howard, Notary Public, personally appeared Janeen S. Drakulich, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature of Notary Public

(Notary Seal)



My Commission Expires:

Attachment: Vardoc 4.37 Acre Purchased from Morrison Investments, LLC for County Use (21803 : Various Documents)

EXHIBIT A

All that portion of the property described on Exhibit A attached to that Special Warranty Deed from TWC Pearl, LLC, a Mississippi limited liability company, to Spirit Realty, L.P., a Delaware limited partnership, recorded at Book 2020, Page 20921, lying west of the property described on Exhibit C attached to said Special Warranty Deed.

Attachment: Vardoc 4.37 Acre Purchased from Morrison Investments, LLC for County Use (21803 : Various Documents)

E-RECORDED

sim

ID: Book 2025 Page 1776
 County: RANKIN
 Date: 1/31/25 Time: 10:30:20 AM

Space Above Line for Official Use Only

<u>Prepared by and Return to:</u> W. Robert Jones, III, MSB 8475 Watson Jones PLLC 2829 Lakeland Drive, Suite 1502 Flowood, MS 39232 (601) 939-8900		<u>Indexing Instructions:</u> NW ¼ of Section 27 and NE ¼ of Section 28, all in Township 5 North, Range 2 East, Rankin County, Mississippi
<u>Address of Grantor:</u> Spirit Realty, LP 11995 El Camino Real San Diego, CA 92130 Telephone: (858) 284-5000		<u>Address of Grantees:</u> Morrison Investments, LLC 110 Monument Place Vicksburg, Mississippi 39180 Telephone: (601) 955-4076 First Investment Company 1022 Highland Colony Parkway Suite 300 Ridgeland MS 39157 Telephone: (601) 853-8005

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor, **Spirit Realty, L.P., a Delaware limited partnership**, does hereby remise, release, quitclaim and convey unto Grantees, **Morrison Investments, LLC, a Mississippi limited liability company, and First Investment Company a/k/a First Investment Company**,

Inc., a Mississippi corporation, the following described property lying and being situated in Rankin County, Mississippi, more particularly described as follows:

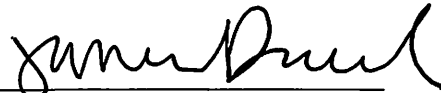
**SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE**

This instrument is given to correct an error in the legal description attached as Exhibit A to that certain Warranty Deed at Book 2016, Page 14933, which omits the call "thence North 88 degrees 21 minutes 28 seconds East along the North right of way of Old Whitfield Road for a distance of 243.59 feet to a found 1/2 inch iron pin" immediately following "725.99 feet to a point".

WITNESS THE SIGNATURE of the GRANTOR this, the 9 day of January, 2025.

SPIRIT REALTY, L.P.,
a Delaware limited partnership

By: Spirit General OP Holdings, LLC, a Delaware limited liability company, its general partner

By: 
Name: Janeen S. Drakulich
Title: Senior Vice President, Head of Asset Management

Approved As To Form
Legal Department

M. Breeden

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

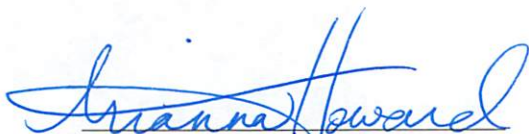
STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

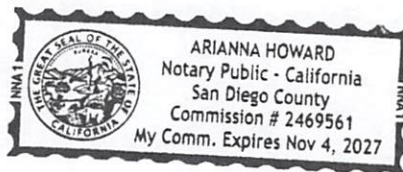
On January 9, 2025 before me, Arianna Howard, Notary Public, personally appeared Janeen S. Drakulich, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public



(Notary Seal)

My Commission Expires:

EXHIBIT A

All that portion of the property described on Exhibit A attached to that Special Warranty Deed from TWC Pearl, LLC, a Mississippi limited liability company, to Spirit Realty, L.P., a Delaware limited partnership, recorded at Book 2020, Page 20921, lying west of the property described on Exhibit C attached to said Special Warranty Deed.

Attachment: Vardoc 4.37 Acre Purchased from Morrison Investments, LLC for County Use (21803 : Various Documents)



Space Above Line for Official Use Only

<u>Prepared by and Return to:</u> W. Robert Jones, III, MSB 8475 Watson Jones PLLC 2829 Lakeland Drive, Suite 1502 Flowood, MS 39232 (601) 939-8900		<u>Indexing Instructions:</u> NW ¼ of Section 27 and NE ¼ of Section 28, all in Township 5 North, Range 2 East, Rankin County, Mississippi
<u>Address of Grantors:</u> Morrison Investments, LLC 110 Monument Place Vicksburg, Mississippi 39180 Telephone: (601) 955-4076 First Investment Company 1022 Highland Colony Parkway Suite 300 Ridgeland MS 39157 Telephone: (601) 853-8005		<u>Address of Grantee:</u> Spirit Realty, L.P. 11995 El Camino Real San Diego, CA 92130 Telephone: (858) 284-5000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantors, **Morrison Investments, LLC**, a Mississippi limited liability company, and **First Investment Company a/k/a First Investment Company, Inc.**, a Mississippi corporation, do hereby remise, release, quitclaim and convey unto Grantee, **Spirit**

Realty, L.P., a Delaware limited partnership, the following described property lying and being situated in Rankin County, Mississippi, more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE**

This instrument is given to correct an error in the legal description attached as Exhibit A to that certain Warranty Deed at Book 2016, Page 14933, which omits the call "thence North 88 degrees 21 minutes 28 seconds East along the North right of way of Old Whitfield Road for a distance of 243.59 feet to a found 1/2 inch iron pin" immediately following "725.99 feet to a point".

WITNESS THE SIGNATURES of the GRANTORS this, the 8th day of January, 2025.

MORRISON INVESTMENTS, LLC
a Mississippi limited liability company

By: Paul Cooper Morrison
Paul Cooper Morrison, Manager

STATE OF MISSISSIPPI
COUNTY OF Madison

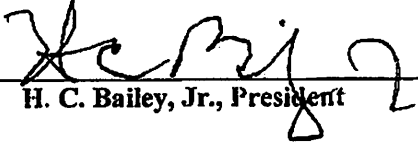
Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of January, 2025, within my jurisdiction, the within named **Paul Cooper Morrison**, who acknowledged that he is a Manager of **Morrison Investments, LLC**, a Mississippi limited liability company, 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 having been first duly authorized so to do.

Antonia G. Rayburn
NOTARY PUBLIC



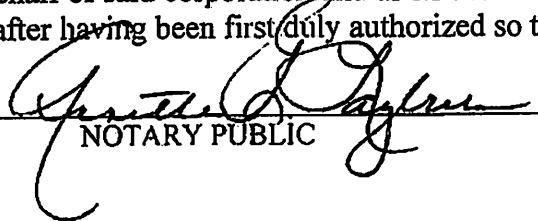
My Commission Expires: 9-22-27

FIRST INVESTMENT COMPANY
a Mississippi corporation

By: 
H. C. Bailey, Jr., President

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of January 2025, within my jurisdiction, the within named **H. C. Bailey, Jr.**, who acknowledged that he is the President of **First Investment Company**, a Mississippi corporation, and that for and on behalf of said corporation and as its act and deed, he executed the above and foregoing instrument after having been first duly authorized so to do.


NOTARY PUBLIC

My Commission Expires: 9-22-27



Attachment: Vardoc 4.37 Acre Purchased from Morrison Investments, LLC for County Use (21803 : Various Documents)

EXHIBIT A

All that portion of the property described on Exhibit C attached to that Special Warranty Deed from TWC Pearl, LLC, a Mississippi limited liability company, to Spirit Realty, L.P., a Delaware limited partnership, recorded at Book 2020, Page 20921, lying east of the property described on Exhibit A attached to said Special Warranty Deed, including any strip of land lying between such property and the right of way of Old Whitfield Road.

Attachment: Vardoc 4.37 Acre Purchased from Morrison Investments, LLC for County Use (21803 : Various Documents)

E-RECORDED

simplifile®

ID: BOOK 2025 Page 174County: RANKINDate: 1/30/25 Time: 3:52:41

Space Above Line for Official Use Only

<u>Prepared by and Return to:</u> W. Robert Jones, III, MSB 8475 Watson Jones PLLC 2829 Lakeland Drive, Suite 1502 Flowood, MS 39232 (601) 939-8900		<u>Indexing Instructions:</u> NW ¼ of Section 27 and NE ¼ of Section 28, all in Township 5 North, Range 2 East, Rankin County, Mississippi
<u>Address of Grantors:</u> Morrison Investments, LLC 110 Monument Place Vicksburg, Mississippi 39180 Telephone: (601) 955-4076 First Investment Company 1022 Highland Colony Parkway Suite 300 Ridgeland MS 39157 Telephone: (601) 853-8005		<u>Address of Grantee:</u> Spirit Realty, L.P. 11995 El Camino Real San Diego, CA 92130 Telephone: (858) 284-5000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantors, **Morrison Investments, LLC**, a Mississippi limited liability company, and **First Investment Company a/k/a First Investment Company, Inc.**, a Mississippi corporation, do hereby remise, release, quitclaim and convey unto Grantee, **Spirit**

Realty, L.P., a Delaware limited partnership, the following described property lying and being situated in Rankin County, Mississippi, more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO
AND INCORPORATED HEREIN BY REFERENCE**

This instrument is given to correct an error in the legal description attached as Exhibit A to that certain Warranty Deed at Book 2016, Page 14933, which omits the call "thence North 88 degrees 21 minutes 28 seconds East along the North right of way of Old Whitfield Road for a distance of 243.59 feet to a found 1/2 inch iron pin" immediately following "725.99 feet to a point".

WITNESS THE SIGNATURES of the GRANTORS this, the 8th day of January, 2025.

MORRISON INVESTMENTS, LLC
a Mississippi limited liability company

By:

Paul Cooper Morrison
Paul Cooper Morrison, Manager

STATE OF MISSISSIPPI
COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of January, 2025, within my jurisdiction, the within named **Paul Cooper Morrison**, who acknowledged that he is a Manager of **Morrison Investments, 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 having been first duly authorized so to do.

Ante G. Rayburn
NOTARY PUBLIC



FIRST INVESTMENT COMPANY
a Mississippi corporation

By: _____

H. C. Bailey, Jr., President

STATE OF MISSISSIPPI

COUNTY OF Madison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 8th day of January 2025, within my jurisdiction, the within named **H. C. Bailey, Jr.**, who acknowledged that he is the President of **First Investment Company**, a Mississippi corporation, and that for and on behalf of said corporation and as its act and deed, he executed the above and foregoing instrument after having been first duly authorized so to do.

Annette G. Rayburn
NOTARY PUBLIC

My Commission Expires:

9-22-27

Attachment: Vardoc 4.37 Acre Purchased from Morrison Investments, LLC for County Use (21803 : Various Documents)

EXHIBIT A

All that portion of the property described on Exhibit C attached to that Special Warranty Deed from TWC Pearl, LLC, a Mississippi limited liability company, to Spirit Realty, L.P., a Delaware limited partnership, recorded at Book 2020, Page 20921, lying east of the property described on Exhibit A attached to said Special Warranty Deed, including any strip of land lying between such property and the right of way of Old Whitfield Road.

Attachment: Vardoc 4.37 Acre Purchased from Morrison Investments, LLC for County Use (21803 : Various Documents)

FULL, FINAL AND ABSOLUTE RELEASE AND SETTLEMENT AGREEMENT

FOR AND IN CONSIDERATION of the mutual promises herein contained, and further based upon other valuable consideration in the amount of Ten and 00/100 Dollars (\$10.00), in hand paid by RANKIN COUNTY, MISSISSIPPI, ("Releasee"), the receipt and sufficiency of which is hereby acknowledged, we the undersigned,

NAME: Michael Coward

ADDRESS: 394 Hurdle Road Pelahatchie, MS 39145

hereinafter ("Releasors"), do hereby fully, completely and finally release, acquit and forever discharge Releasee, its successors, devisees, assigns, agents, employees, and any and all other persons, firms and corporations whatsoever from any and all actions, causes of action, claims, demands, damages, costs, attorney's fees and expenses, whether known or unknown, past and future, which Releasors have or may have on account of or in any way arising out of or connected with damage, costs, expenses or reimbursements owed to Releasors as a result of damage to Releasors' vehicle allegedly caused by or on behalf of Releasee through the alleged actions of Releasee's employee preceding a vehicle collision that occurred on March 27, 2025, at MS Hwy 43 N near Mineral Springs Rd, Rankin County, Mississippi. The collision allegedly caused damage to Releasors' vehicle 2024 Nissan Sentra S, VIN: 3N1AB8BV1RY236507. As a result of the collision and resulting vehicle damage, Releasors incurred repair expenses to their vehicle and incurred additional damages legally cognizable under Mississippi law. The Releasors' undertook responsibility for the expenses of repair and now posit a disputed claim for reimbursement. In recognition of the disputed nature of the claim, Releasee desires to resolve the disputed claim by payment of compensation of alleged damages incurred in the amount of \$20,000.

The consideration mentioned above is the only consideration paid or to be paid by or performed by Releasee. No representations, promises or inducements of any nature whatsoever for this release, not herein expressly set forth, have been made and no such representations, promises or inducements are relied upon as a consideration for this release, or otherwise, but any and all claims of whatever nature are hereby fully released, compromised and settled.

Full and complete compromise, settlement, accord and satisfaction are hereby acknowledged, and it is expressly agreed by the undersigned Releasors never to sue the Releasee on any alleged promise or inducement for this release not herein expressly set forth.

This release contains the entire agreement between the parties hereto, and the terms of this release are contractual and not a mere recital. Since the purpose of this agreement is to end this matter forever as if the aforesaid debtor/creditor relationship termination never occurred, should it develop that there are any errors, mistakes or omissions in this instrument, whether legal or factual, whether mutual or unilateral, which would cause this release to be defective or less than complete, then the undersigned Releasors hereby agree to sign any and all documents and do any and all things necessary to effectuate a full, final and absolute release of the Releasee.

The undersigned Releasors expressly affirm that they have carefully read the foregoing instrument; that they are aware of each and every provision contained herein; that they fully understand each and every provision hereof; that they have had the instrument reviewed by their attorney and had the attorney explain each and every provision to them; that they agree completely with each and every provision, term and condition contained herein; that they have signed this release as their voluntary and free act and deed.

WITNESS OUR SIGNATURES this the 12TH day of MAY, 2025.

Michael Coward
NAME OF CLAIMANT

STATE OF MISSISSIPPI
COUNTY OF RANKIN

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for said jurisdiction, the within named Michael Coward being first duly sworn, acknowledged that she executed and delivered the foregoing Full, Final and Absolute Release, and Settlement Agreement on the day and year therein indicated as her true and voluntary act and deed.

Michael Coward
SIGNATURE OF CLAIMANT

SWORN TO AND SUBSCRIBED BEFORE ME this the 12th day of May, 2025.



Jamie Goldman
NOTARY PUBLIC

My Commission Expires: Oct 4, 2027



10/11/81

James J. Quinn

10/11/81

James J. Quinn

James J. Quinn

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI COUNTY OF RANKIN

THIS 30TH DAY OF APRIL, 2025, personally came Marcus Bowers, publisher of the Rankin County News

a weekly newspaper printed and published in the City of Brandon, In t
County of Rankin and State aforesaid, before me the undersigned officer
and for said County and State, who being duly sworn, deposes and sa
that said newspaper has been published for more than 12 months prior
the first publication of the attached notice and is qualified under Chap
13-3-31, Laws of Mississippi, 1936, and laws supplementary and amendat
thereto, and that a certain

CLAIMS DOCKET

MARCH 16 - APRIL 15, 2025

a copy of which is hereto attached, was published in said newspaper C
(1) week, as follows, to-wit:

Vol 177 No. 43 on the 30th day of April, 2025

Marcus Bowers

MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned
Marcus Bowers this 30th day of April, 2025

Frances Conger Notary Public
FRANCES CONGER
My Commission Expires: January 25, 2026

PRINTER'S FEE:

Set by Law: \$175.00
Proof of Publication: NC
TOTAL **\$175.00**



RANKIN COUNTY BOARD OF SUPERVISORS' CLAIMS DOCKET	
MARCH 16 - APRIL 15, 2025	
Fund 001	GENERAL COUNTY
\$150.00	CENTER FOR GOV
\$720.30	GAINES, STEVE
\$740.00	HMP
\$450.00	M.F.L.A.
\$400.00	MAPDD
\$200.00	MCDEMA
\$150.00	MS ASSO OF CODE
\$175.00	MS CHAPTER FBINAA
\$50.00	MS CHAPTER OF IAAO
\$50.00	MS 911 COORDINATORS
\$139.80	RAMEY'S
\$1,600.00	TRIAD MARTIAL ARTS,
\$268.40	COMCAST CABLE OF
\$4,216.14	AT&T
\$8,806.22	BRANDON WATER
\$19,123.50	CENTERPOINT ENERGY
\$546.12	CENTERPOINT ENERGY
\$292.93	CENTRAL ELECTRIC
\$83.76	ENTERGY
\$21,569.39	FUELMAN
\$33.00	GREENFIELD WATER
\$505.60	SOUTHERN PINE ELEC
\$360.84	VISA
\$160.99	DIRECTV, INC.
\$409.80	SOUTHERN PINE ELEC
\$86.32	WINDSTREAM
\$273.98	DIRECTV, INC.
\$5,600.00	RESERVE ACCOUNT
\$195.00	AFMM-ASSOC
\$443.01	NATCHEZ GRAND
\$75.00	AFMM-ASSOC
\$400.00	C SPIRE WIRELESS
\$540.00	CLETA
\$458.93	COMCAST CABLE OF
\$165.99	DIRECTV, INC.
\$950.00	EXTENSION CTR FOR
\$300.00	EXTENSION CTR FOR
\$2,832.00	FLEETWOOD
\$300.00	GLOCK PROFESSIONAL
\$528.40	HAMPTON BY HILTON,
\$396.30	HAMPTON BY HILTON,
\$1,290.00	LAQUINTA BY
\$258.00	LAQUINTA BY
\$781.75	MARK S SCARBOROUGH
\$150.00	MCNINCH, STACI
\$500.00	MMBOA
\$4,715.00	MS ASSN. OF SUP
\$300.00	MS CONSTABLES
\$50.00	MS COURT ADMI
\$1,000.00	MS SHERIFF'S ASSN., INC
\$350.00	MSCMEA
\$24,815.00	PERS
\$440.17	VERIZON WIRELESS
\$448.54	WALTON, EDDIE
\$4,600.00	A & M CONTRACTORS,
\$300.00	ADAMS, WHITNEY
\$1,053.00	ADAPTS ELECTRONIC
\$44,513.95	ADMINISTRATIVE OFFI
\$600.00	ALLIANCE RENEWABLE
\$40.00	ALMAN, S. L.
\$650.00	ARNOLD LAW FIRM,
\$54.78	AT&T
\$50.03	AT&T MOBILITY, LLC-
\$1,303.02	AT&T MOBILITY, LLC-
\$350.09	AT&T MOBILITY, LLC-MIFI
\$5,794.14	AT&T MOBILITY, LLC-MIFI

Attachment: Vardoc March 16 - April 15 Claims Docket (Proof) (21803 : Various Documents)

MARCH 16, 2025 – APRIL 15, 2025
PROOF OF PUBLICATION

5.

CLAIM

MARCH 16, 2025 - APRIL
PROOF OF PUBLI

\$900.00	BARON SERVICES INC	\$13,080.00	STATEWIDE BUSINESS	\$158.40	FERGUSON ENTERPRISES		
\$18,731.96	BIGGS, PETTIS, INGRAM &	\$525.00	STILLWATERS COUNS	\$713.97	FORESTRY SUPPLIERS,		
\$600.00	BITWARDEN, INC	\$350.00	SULLIVAN, KRISTI	\$94.57	FREDERICKS SALES &		
\$11,448.67	BRANDON DISCOUNT	\$92,277.48	SUMMIT FOOD SERVICE,	\$359.97	FREDERICKS SALES &		
\$98,328.00	BRUNINI ATTORNEYS AT	\$1,422.72	TASCO AUTO COLOR #41	\$159.69	FREDERICKS SALES &		
\$7,191.50	C SPIRE	\$404.25	THE INSURANCE MART,	\$51.51	FREDERICKS SALES &		
\$2,084.54	C SPIRE WIRELESS	\$116.93	THOMPSON, JULIE	\$1,735.45	FREDERICKS SALES &		
\$2,500.00	CARROLL, HARALSON	\$509.54	TOWN OF PELAHATCHIE	\$92.01	FREDERICKS SALES &		
\$85.60	CENTRAL ELECTRIC	\$397.80	TRACK GROUP	\$1,200.00	GENTRY, LLC		
\$41,515.12	CENTRAL MS COURT	\$400.00	TRI-STATE CONSULTING	\$94.50	GENTRY, LLC		
\$29.51	CIOX HEALTH	\$1,803.33	TUCKER'S CLEANING	\$1,095.00	GEORGE'S DOOR SERVICE,		
\$63.22	CIOX HEALTH	\$3,542.50	TUNE, MORGAN DESTINE	\$1,105.85	GILMORE BROS BUILDING		
\$250,000.00	CITY OF FLOWOOD	\$18,700.00	VECTOR DISEASE	\$202.98	GILMORE BROS BUILDING		
\$700.00	CNA SURETY	\$303.37	VERTUCCI, JEREMY	\$699.86	GILMORE BROS BUILDING		
\$175.00	CNA SURETY	\$129.29	VISA	\$813.29	GILMORE BROS BUILDING		
\$502.87	CO. ADMINISTRATORS	\$866.88	VISA	\$784.86	GILMORE BROS BUILDING		
\$227.38	COMCAST CABLE OF	\$193.81	VISA	\$983.64	GILMORE BROS BUILDING		
\$16,605.83	COMMUNITY BANK	\$58.61	VISA	\$2,327.50	GILMORE BROS BUILDING		
\$161.79	COMMUNITY COFFEE	\$3,336.59	VISA	\$258.40	GILMORE BROS BUILDING		
\$1,490.00	COURT WATCH	\$49.34	VISA	\$389.43	GILMORE BROS BUILDING		
\$71.40	CRANE, CANDICE	\$23.98	VISA	\$276.75	GILMORE BROS BUILDING		
\$827.52	DALLAS PRINTING, INC.	\$115,758.58	VITALCORE HEALTH	\$284.35	GILMORE BROS BUILDING		
\$11,807.36	DATA SYSTEMS MAN	\$1,163.26	WASTE MANAGEMENT	\$441.85	GILMORE BROS BUILDING		
\$450.00	DEANS' MEMORIAL	\$650.00	WILLIARD, ROBERT R	\$35.76	GILMORE BROS BUILDING		
\$7,705.00	DELTA COMPUTER	\$293.30	WROTEN, MARK	\$207.88	GILMORE BROS BUILDING		
\$989.10	DOUGLAS EXPRESS	\$2,387.00	XPRESSIVE LAWN &	\$239.18	GILMORE BROS BUILDING		
\$600.00	DPS CRIME LAB	\$352.00	AFFORDABLE FORM &	\$167.00	GILMORE BROS BUILDING		
\$795.20	DUNLAP, CLIFTON	\$50.00	AFFORDABLE FORM &	\$189.30	GILMORE BROS BUILDING		
\$40.00	EDWARDS, CINDY	\$469.32	AFFORDABLE FORM &	\$105.00	GILMORE BROS BUILDING		
\$33,661.00	ENGINEERING SERVICE	\$265.00	AFFORDABLE FORM &	\$636.72	GILMORE BROS BUILDING		
\$53,391.59	ENTERGY	\$520.26	AFFORDABLE FORM &	\$252.40	GILMORE BROS BUILDING		
\$111.31	ENTERGY	\$520.26	AFFORDABLE FORM &	\$200.00	GILMORE BROS BUILDING		
\$21,938.89	FUELMAN	\$1,927.22	AFFORDABLE FORM &	\$84.61	GILMORE BROS BUILDING		
\$105.00	GAINES, STEVE	\$581.30	AFFORDABLE FORM &	\$69.98	GILMORE BROS BUILDING		
\$7,422.60	GOTO COMM	\$162.00	AFFORDABLE FORM &	\$840.36	GILMORE BROS BUILDING		
\$818.36	GRISLE, VALERIE	\$200.00	AFFORDABLE FORM &	\$49.97	GILMORE BROS BUILDING		
\$500.00	HESTER & COMPANY, LLC	\$355.00	AFFORDABLE FORM &	\$498.00	GILMORE BROS BUILDING		
\$17,062.73	HOMETOWN VET	\$42.00	AFFORDABLE FORM &	\$204.96	GILMORE BROS BUILDING		
\$539.00	IDI	\$142.62	AGUP EQUIPMENT	\$513.97	GILMORE BROS BUILDING		
\$100.00	JACKSON LIFESIGNS	\$94.07	ALPHA TRAILER & TRUCK	\$149.94	GILMORE BROS BUILDING		
\$120.00	JOHNSTON, ADRIANA	\$136.00	ALPHAGRAPHS	\$29.97	GILMORE BROS BUILDING		
\$909.30	JONES, JOHNNY	\$68.00	ALPHAGRAPHS	\$551.70	GILMORE BROS BUILDING		
\$420.00	JONES, KIMBERLY	\$840.60	AXON ENTERPRISE INC	\$737.94	GILMORE BROS BUILDING		
\$650.00	KETON, CHARLES H, ESQ.	\$232.36	BOB BARKER COMPANY	\$748.63	GILMORE BROS BUILDING		
\$2,495.00	KETT, LAUREL	\$1,500.64	BOB BARKER COMPANY I	\$2,679.00	GILMORE BROS BUILDING		
\$114.92	LEWIS, JANICE	\$170.69	BUMPER TO BUMPER	\$15.00	GILMORE BROS BUILDING		
\$157,437.00	MAGNOLIA UTILITY	\$1,171.66	BUMPER TO BUMPER	\$75.00	GILMORE BROS BUILDING		
\$5,938.33	MARTIN, LINDA SHOWS	\$866.38	BUMPER TO BUMPER	\$524.00	GILMORE BROS BUILDING		
\$142.58	MAY, CENTRI	\$790.00	BUMPER TO BUMPER	\$2,136.00	GILMORE BROS BUILDING		
\$315.00	MCCRORY, JOSHUA	\$2,350.59	BUMPER TO BUMPER	\$4,270.50	GILMORE BROS BUILDING		
\$188.30	MCKENZIE, RICKY	\$935.24	BUMPER TO BUMPER	\$319.60	GILMORE BROS BUILDING		
\$150.00	MDH/BOILER SAFETY	\$2,298.83	BUMPER TO BUMPER	\$39.60	GILMORE BROS BUILDING		
\$667.00	MEA MEDICAL CLINICS	\$418.00	BUSINESS FURNITURE	\$767.00	GILMORE BROS BUILDING		
\$910.00	MEDSCREENS, INC.	\$1,000.00	CAPITOL HARDWARE	\$1,052.48	GILMORE BROS BUILDING		
\$29,671.09	MICHELLE ADCOCK,	\$950.06	CARR PLUMBING SUPPLY	\$2,050.00	GILMORE BROS BUILDING		
\$642.30	MICHELLE ADCOCK,	\$247.57	CARR PLUMBING SUPPLY	\$1,980.00	GILMORE BROS BUILDING		
\$1,836.12	MIDSOUTH ELEVATOR,	\$157.44	CARR PLUMBING SUPPLY,	\$175.82	GILMORE BROS BUILDING		
\$12,432.97	MILLETTE ADMI	\$116.56	CDW GOVERNMENT, LLC	\$2,197.08	GILMORE BROS BUILDING		
\$220.80	MORA, JOHNNY	\$1,245.29	CDW GOVERNMENT, LLC	\$69.98	GILMORE BROS BUILDING		
\$40,710.00	MS P.E. WORKERS	\$24.49	CDW GOVERNMENT, LLC	\$352.32	GILMORE BROS BUILDING		
\$600.00	MS STATE MEDICAL	\$53,620.00	CED JACKSON	\$3,674.50	GILMORE BROS BUILDING		
\$9,002.87	MS STATE UNIVERSITY	\$230.06	CED JACKSON	\$1,701.87	GILMORE BROS BUILDING		
\$9,002.90	MS STATE UNIVERSITY	\$418.83	CED JACKSON	\$34.95	GILMORE BROS BUILDING		
\$393.00	MS VITAL RECORDS	\$726.60	CERTIFIED LAB	\$1,357.83	GILMORE BROS BUILDING		
\$116.00	ORKIN, LLC	\$2,259.45	CERTIFIED LAB	\$985.00	GILMORE BROS BUILDING		
\$625.00	P & P BEAVER CONTROL,	\$1,519.94	CHEM-AQUA	\$775.50	GILMORE BROS BUILDING		
\$2,450.00	PACE, SHELBY, LLC	\$1,519.94	CHEM-AQUA	\$1,945.00	GILMORE BROS BUILDING		
\$8,333.33	PAFFORD EMERGENCY	\$300.00	CHEMPRO SERVICES INC	\$685.00	GILMORE BROS BUILDING		
\$48,204.06	PALMER & SLAY, PLLC	\$117.99	COOKS CORRECTIONAL	\$350.00	GILMORE BROS BUILDING		
\$6,759.54	PEREGRINE CORP	\$28.40	COOKS CORRECTIONAL	\$1,618.70	GILMORE BROS BUILDING		
\$1,823.76	PITNEY BOWES GLOBAL	\$1,109.65	COOKS CORRECTIONAL	\$336.00	GILMORE BROS BUILDING		
\$51,210.00	PRIME LOGIC INC	\$137.97	COOKS CORRECTIONAL	\$168.00	GILMORE BROS BUILDING		
\$712.01	R J YOUNG COMPANY	\$162.19	COOKS CORRECTIONAL	\$559.44	GILMORE BROS BUILDING		
\$421.41	R J YOUNG COMPANY	\$117.99	COOKS CORRECTIONAL	\$1,010.07	GILMORE BROS BUILDING		
\$322.26	R J YOUNG COMPANY	\$426.00	COOKS CORRECTIONAL	\$1,060.20	GILMORE BROS BUILDING		
\$18,312.00	RNK COUNTY HEALTH	\$28.40	COOKS CORRECTIONAL	\$4,842.12	GILMORE BROS BUILDING		
\$1,833.36	RANKIN COUNTY NEWS	\$335.27	COOKS CORRECTIONAL	\$128.78	GILMORE BROS BUILDING		
\$4,333.33	RANKIN COUNTY SOIL	\$160.14	COOKS CORRECTIONAL	\$706.10	GILMORE BROS BUILDING		
\$40.00	REBECCA N. BOYD,	\$4,049.22	CREATIVE PRODUCT	\$179.97	GILMORE BROS BUILDING		
\$230.38	REEVES, ROBERT	\$3,418.64	DAVIS PAPER AND	\$371.89	GILMORE BROS BUILDING		
\$27,500.00	REGION 8 MENTAL	\$189.00	DAVIS PAPER AND	\$4,875.00	GILMORE BROS BUILDING		
\$28,083.33	REGION 8 MENTAL	\$2,445.08	DAVIS PAPER AND	\$1,021.70	GILMORE BROS BUILDING		
\$1,498.00	REGION 8 MENTAL	\$1,620.08	DAVIS PAPER AND	\$1,138.27	GILMORE BROS BUILDING		
\$490.00	REPORTING BY DANA,	\$223.69	DAVIS PAPER AND	\$5,640.98	GILMORE BROS BUILDING		
\$1,125.73	RICOH USA, INC	\$1,118.21	DAVIS PAPER AND	\$803.35	GILMORE BROS BUILDING		
\$6,186.54	RICOH USA, INC	\$46.95	DAVIS PAPER AND	\$1,293.77	GILMORE BROS BUILDING		
\$1,924.48	RICOH USA, INC	\$494.45	DAVIS PAPER AND	\$73.55	GILMORE BROS BUILDING		
\$456.21	RIVERS, TONYA	\$273.20	DRUG TESTING PROGRAM	\$450.00	GILMORE BROS BUILDING		
\$33.60	RUTH, DAVID	\$1,247.67	DRUG TESTING PROGRAM	\$850.00	GILMORE BROS BUILDING		
\$775.00	SAFEGUARD PEST	\$79.76	DRUG TESTING PROGRAM	\$100.00	GILMORE BROS BUILDING		
\$650.00	SARTIN BRENDAN C	\$1,600.00	ELCON ELECTRICAL CO,	\$165.00	GILMORE BROS BUILDING		
\$301.70	SMITH, BRENT	\$424.60	ENVIRONMENT MASTERS,	\$1,800.00	GILMORE BROS BUILDING		
\$112.70	SMITH, HEATHER	\$4,663.00	ENVIRONMENT MASTERS,	\$1,628.05	GILMORE BROS BUILDING		
\$2,645.67	SOUTHERN DUPLICATING	\$392.00	ENVIRONMENT MASTERS,	\$900.00	GILMORE BROS BUILDING		
\$43.37	SOUTHERN FINE ELEC	\$20,296.79	ENVIRONMENT MASTERS,		GILMORE BROS BUILDING		
\$650.00	SPOTSWOOD, ROBERT	\$575.12	ENVIRONMENT MASTERS,		GILMORE BROS BUILDING		
\$658.00	STATE TREASURER	\$509.36	ENVIRONMENT MASTERS,		GILMORE BROS BUILDING		
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MARCH 16, 2025 - APRIL 15, 2025
PROOF OF PUBLICAT

\$232.52 ULINE, INC.
\$738.18 ULINE, INC.
\$2,084.30 UNITED AUTOMATION,
\$2,972.11 UPCHURCH SERVICES,
\$264.00 UPCHURCH SERVICES,
\$8,300.00 UPCHURCH SERVICES,
\$129.00 1-800 RADIATOR & AC
\$3,552.46 49 TIRE AND AUTO
\$2,093.64 49 TIRE AND AUTO

Fund 097 EMERGENCY 911 FUND
\$43,673.65 AT&T
\$200.31 CENTERPOINT ENERGY
\$501.06 CENTRAL ELECTRIC
\$294.87 FUELMAN
\$866.89 SOUTHERN PINE ELEC
\$387.08 SOUTHERN PINE ELEC
\$377.02 TEC
\$40.01 VERIZON WIRELESS
\$68.96 C SPIRE WIRELESS
\$454.45 CENTRAL ELECTRIC
\$155.28 ENTERGY
\$265.44 FUELMAN
\$414.43 SOUTHERN PINE ELEC
\$19.68 TOSHIBA AMERICA
\$2,106.75 Plastic Plus LLC
\$1,220.23 RICK'S PRO TRUCK

Fund 104 LAW LIBRARY
\$2,044.21 THOMSON REUTERS

Fund 105 GARBAGE AND SOLID
WASTE
\$3,613.36 WASTE MANAGEMENT
\$265.00 DELTA COMPUTER
\$1,000.00 MILLS, ADRIAN W.
\$45.54 RANKIN COUNTY NEWS
\$12,603.00 WASTE MANAGEMENT
\$680,917.91 WASTE MANAGEMENT
\$12,150.00 DELTA INDUSTRIES, INC.
\$6,100.00 DELTA INDUSTRIES, INC.
\$4,050.00 DELTA INDUSTRIES, INC.
\$4,800.00 DELTA INDUSTRIES, INC.
\$3,810.00 DELTA INDUSTRIES, INC.
\$2,550.00 DELTA INDUSTRIES, INC.
\$5,100.00 DELTA INDUSTRIES, INC.
\$9,610.00 DELTA INDUSTRIES, INC.
\$6,355.00 DELTA INDUSTRIES, INC.
\$3,410.00 DELTA INDUSTRIES, INC.
\$4,450.00 OLD SOUTH EXC

Fund 106 VOLUNTEER FIRE
\$227.60 FUELMAN
\$361.15 FUELMAN
\$300.00 HALL'S TOWING SERVICE,
\$904.00 LIBERTY MUTUAL
\$12.00 MS DEPT OF REVENUE
\$700.00 WALTON INSURANCE
\$148.00 DEEP SOUTH SCUBA
\$3,274.98 EMERGENCY EQUIPMENT
\$394.08 FORESTRY SUPPLIERS,
\$1,200.00 MASON AND

Fund 114 INMATE COMMISSARY
FUND
\$114.74 C SPIRE WIRELESS
\$57.06 BOB BARKER COMPANY
\$468.18 BYNUM MILL &
\$778.07 BYNUM MILL &
\$119.67 GRAINGER, INC.
\$116.55 GRAINGER, INC.
\$263.62 RANKIN COUNTY COOP
\$78.80 RANKIN COUNTY COOP
\$261.94 RANKIN COUNTY COOP

Fund 150 CO-UNIT ROAD
MAINTNANCE FUND
\$4,140.00 CIVIL-LINK, LLC
\$20.00 AT&T
\$739.40 BRANDON WATER DEPT.
\$759.34 CENTERPOINT ENERGY
\$46.07 CENTRAL ELECTRIC
\$493.47 ENTERGY
\$94.98 ENTERGY
\$5,852.80 FUELMAN
\$691.50 WASTE MANAGEMENT
\$86.33 WINDSTREAM
\$36.70 CITY OF FLORENCE
\$4,024.81 TRUSTMARK BANK
\$1,473.18 TRUSTMARK BANK
\$495.00 MS ASSN. OF SUPERVISORS
\$100.06 AT&T MOBILITY, LLC
\$241.38 AT&T MOBILITY, LLC-MIFI
\$104,721.00 BODIE'S CONSTRUCTION
\$1,683.34 C SPIRE WIRELESS
\$10,741.25 ENGINEERING SERVICE

\$2,572.66 ENTERGY
\$5,343.88 FUELMAN
\$12.00 MS DEPT OF REVENUE
\$12.00 MS DEPT OF REVENUE
\$12.00 MS DEPT OF REVENUE
\$356.68 NEXAIR, LLC
\$1,000.00 PAN SOUTHERN AG, LLC
\$150.78 REVELL HARDWARE
\$366.99 RICOH USA, INC
\$25.00 SAFEGUARD PEST
\$130.00 SOUTHERN ENV
\$2,441.00 SOUTHERN TIRE RE
\$5,302.75 TRUSTMARK BANK
\$2,846.30 TRUSTMARK BANK
\$1,859.75 TRUSTMARK BANK
\$11,812.23 WASTE MANAGEMENT
\$1,466.10 AGUP EQUIPMENT
\$785.88 AJ CONSTRUCTION INC
\$15,826.38 AJ CONSTRUCTION INC
\$18,622.10 AJ CONSTRUCTION INC
\$7,462.90 AJ CONSTRUCTION INC
\$9,666.62 AJ CONSTRUCTION INC
\$3,026.60 AJ CONSTRUCTION INC
\$2,251.08 AJ CONSTRUCTION INC
\$2,217.78 AJ CONSTRUCTION INC
\$18,189.94 AJ CONSTRUCTION INC
\$3,645.98 AJ CONSTRUCTION INC
\$17,859.16 AJ CONSTRUCTION INC
\$17,011.12 AJ CONSTRUCTION INC
\$10,164.64 AJ CONSTRUCTION INC
\$13,838.74 AJ CONSTRUCTION INC
\$16,880.14 AJ CONSTRUCTION INC
\$14,500.30 AJ CONSTRUCTION INC
\$206.68 ALPHA TRAILER & TRUCK
\$135.28 ALPHA TRAILER & TRUCK
\$990.00 ALWAYS CLEAR AUTO
\$380.00 ALWAYS CLEAR AUTO
\$430.00 ALWAYS CLEAR AUTO
\$690.00 ALWAYS CLEAR AUTO
\$320.00 ALWAYS CLEAR AUTO
\$50,357.76 APAC - MISSISSIPPI INC
\$48,182.10 APAC - MISSISSIPPI INC
\$46,917.31 APAC - MISSISSIPPI INC
\$48,937.34 APAC - MISSISSIPPI INC
\$31,769.06 APAC - MISSISSIPPI INC
\$3,448.79 ASC INDUSTRIAL PVF
\$4,800.00 ASC INDUSTRIAL PVF
\$453.94 B&D DISTRIBUTION, LLC
\$139.68 B&D DISTRIBUTION, LLC
\$97.06 BYNUM MILL &
\$3,500.00 BYNUM MILL &
\$19,840.00 CAPITAL OIL, INC.
\$975.00 CENTRAL PIPE SUPPLY,
\$795.75 CUSTOM PRODUCTS
\$414.45 EMPIRE TRUCK SALES,
\$4,949.83 ENNIS-FLINT, INC.
\$71.51 EQUIPMENT INC
\$100.00 ERGON ASPHALT &
\$16.74 FARRELL CALHOUN CO
\$1,559.60 FREDERICKS SALES &
\$4,600.00 GENTRY, LLC
\$810.89 GILMORE BROS BUILDING
\$551.06 GILMORE BROS BUILDING
\$335.40 GILMORE BROS BUILDING
\$100.96 GILMORE BROS BUILDING
\$31.98 GILMORE BROS BUILDING
\$1,595.18 GREEN EARTH SERVICES,
\$564.24 INGRAM EQUIPMENT
\$196.00 JACKSON COM
\$60.78 JACKSON PAPER
\$142.46 KENWORTH OF
\$501.25 KIMBALL MIDWEST
\$4,277.40 KIMBALL MIDWEST
\$67,607.00 LANDERS FORD SOUTH
\$2,258.28 MID-SOUTH MACHINERY,
\$378.64 MID-SOUTH MACHINERY,
\$483.35 MID-SOUTH MACHINERY,
\$579.03 MID-SOUTH MACHINERY,
\$1,399.77 MID-SOUTH MACHINERY,
\$2,094.88 MID-SOUTH MACHINERY,
\$5,012.05 MID-SOUTH MACHINERY,
\$99.80 MID-SOUTH MACHINERY,
\$7,302.86 MR. TRANSMISSION
\$105.99 NAPA AUTO PARTS OF
\$320.17 NAPA AUTO PARTS OF
\$464.76 NAPA AUTO PARTS OF
\$45.20 NAPA AUTO PARTS OF
\$2,199.00 NOREGON SYSTEMS, LLC
\$152.60 O'REILLY AUTO
\$11.94 O'REILLY AUTO
\$40.50 O'REILLY AUTO
\$8.82 O'REILLY AUTO
\$158.99 O'REILLY AUTO
\$151.71 O'REILLY AUTO
\$118.82 O'REILLY AUTO
\$409.35 O'REILLY AUTO
\$321.96 O'REILLY AUTO
\$17.64 O'REILLY AUTO

\$2,858.87 PUCKETT MACHINERY
\$3,228.16 PUCKETT MACHINERY
\$4,477.08 PUCKETT MACHINERY
\$14.30 PUCKETT MACHINERY
\$2,393.70 PUCKETT MACHINERY
\$203,752.25 PUCKETT MACHINERY
\$1,560.09 PUCKETT RENTS
\$103,030.38 PUCKETT RENTS
\$585.76 PUCKETT RENTS
\$240.00 Rush Equipment Services
\$63.78 RANKIN COUNTY COOP
\$540.00 RANKIN COUNTY COOP
\$619.56 REVELL HARDWARE
\$1,298.00 REVELL HARDWARE
\$131.34 REVELL HARDWARE
\$1,560.14 REVELL HARDWARE
\$1,104.15 RICK'S PRO TRUCK
\$17,574.68 RICK'S PRO TRUCK
\$1,338.30 RICK'S PRO TRUCK
\$691.55 ROGERS-DABBS
\$4,997.00 SOUTHERN CROP
\$1,175.00 SOUTHERN STATES
\$3,545.48 SOUTHERN TIRE MART
\$117.50 SOUTHERN TIRE MART
\$443.78 STAPLES BUSINESS
\$34.73 STAPLES BUSINESS
\$163.11 STAPLES BUSINESS
\$1,483.07 STAR REPAIR SERVICE,
\$3,313.54 STAR REPAIR SERVICE,
\$1,196.63 STAR REPAIR SERVICE,
\$180.25 STAR REPAIR SERVICE,
\$1,841.70 STEEL SERVICE CORP.
\$14.44 TRUCKWORX KENWORTH
\$2,996.85 TRUCKWORX KENWORTH
\$1,289.34 VERMEER SALES
\$483.30 WARING OIL COMPANY
\$4,983.90 WARING OIL COMPANY
\$253.50 WARING OIL COMPANY
\$19,009.61 WARING OIL COMPANY
\$47,576.24 WARREN PAVING INC
\$39,298.40 WARREN PAVING INC
\$117,297.16 WARREN PAVING INC
\$86,279.62 WARREN PAVING INC
\$56,550.90 WARREN PAVING INC
\$34,976.00 WARREN PAVING INC

Fund 160 CO-UNIT BRIDGE &
CULVERT FUND
\$3,046.25 TRUSTMARK BANK
\$1,473.18 TRUSTMARK BANK
\$2,913.83 CADENCE EQUIPMENT
\$35,458.25 ENGINEERING SERVICE
\$60,800.00 BULLDOG CONST
\$104,500.00 BULLDOG CONST
\$67,607.00 LANDERS FORD SOUTH
\$4,910.00 TERRA PRO EXCAVATION,
\$14,330.46 WARREN PAVING INC
\$12,812.74 WARREN PAVING INC
\$10,223.24 WARREN PAVING INC
\$32,078.70 WARREN PAVING INC
\$19,244.20 WARREN PAVING INC
\$8,217.04 WARREN PAVING INC
\$6,689.97 WARREN PAVING INC

Fund 199 2024 LOCAL IMP PROJECT
FUND
\$675,203.55 AJ CONSTRUCTION INC
\$347,360.15 AJ CONSTRUCTION INC
\$19,510.00 LANE LINE LLC
\$16,030.00 LANE LINE LLC

Fund 210 COMMUNITY LOC-ARPA
PROJECTS
\$281,119.25 SOUTHEASTERN PIPELINE
\$162,070.00 SOUTHEASTERN PIPELINE
\$197,339.13 THORNTON CONST
\$19,807.50 2B DIRT & CONTRACTING,
\$47,496.94 ENGINEERING SERVICE
\$34,055.50 ENGINEERING SERVICE

Fund 320 GUNTER ROAD EXT. SB
2002
\$6,655.00 INTEGRATED RIGHT OF
\$320.00 SULLIVAN, JOHN A.

Fund 650 JUDICIAL ASSESSEMENT
CLEARING
\$6,648.06 MS CRIME LAB
\$3,938.00 MS DEPT. OF PUBLIC
\$1,254.50 MS DEPT. OF PUBLIC
\$105,457.00 STATE TREASURER

Fund 654 CENTRAL MS REGIONAL
LIBRARY
\$271,314.87 CENTRAL MS. REGIONAL

Fund 657 RESERVOIR FIRE
PROTECTION DIST
\$143,392.88 RESERVOIR FIRE

Fund 658 CLEARY FIRE DISTRICT
\$1,454.82 CLEARY WATER SEWER &

Fund 659 ROBINHOOD FIRE
DISTRICT
\$2,397.38 ROBINHOOD FIRE

Fund 660 LAKE HARBOR FIRE
PROTECTION
\$2,669.99 LAKE HARBOR FIRE

Fund 661 EVERGREEN FIRE
PROTECTION DIST
\$989.49 EVERGREEN FIRE

Fund 662 FIVE (V) LAKES UTILITY
DIST.
\$577.33 FIVE (V) LAKE UTILITY

Fund 663 STAR VOLUNTEER FIRE
DEPT. DIST.
\$1,047.35 STAR FIRE PROTECTION

Fund 664 SW RANKIN FIRE
PROTECTION DIST
\$2,655.88 SOUTHWEST RKN FIRE

Fund 665 RICHLAND CREEK
WATERSHED
\$504.65 RICHLAND CREEK WATER

Fund 666 RANKIN/HINDS
DRAINAGE DISTRICT
\$177,730.23 RANKIN-HINDS

Fund 667 RANKIN FIRST
ECONOMIC DEV DIST
\$121,958.52 RANKIN FIRST ECON.DEV.

Fund 669 PRV UTILITY DISTRICT
\$1,100.00 PEARL RIVER VALLEY

Fund 675 CLEARING FUND-
SCHOOLS & CITIES
\$14,986.35 CITY OF BRANDON
\$17,740.96 CITY OF FLORENCE
\$25,381.70 CITY OF PEARL
\$59,683.07 CITY OF RICHLAND
\$25,381.70 PEARL PUBLIC SCHOOL
\$149,334.20 RANKIN CO. SCHOOL
\$903,175.00 RANKIN CO. SCHOOL
\$69,127.43 RANKIN CO. SCHOOL
\$8,690.12 TOWN OF PELAHATCHIE

Fund 676 YOUTH COURT -
RESTITUTION
\$1,284.00 ROBERTS INTERIORS
\$100.00 RUMMEL, JANICE
\$369.00 SMITH, HERBERT
\$121.00 STUART, MELTON

Fund 677 LANGFORD FIRE DISTRICT
\$3,753.53 Langford Fire Protection Dist

Fund 690 HINDS COM COLLEGE
MAINTENANCE
\$368,977.87 HINDS COM COLLEGE

Fund 691 HINDS COM COLLEGE I
MPROVEMENT
\$529,171.36 HINDS COM COLLEGE

Fund 692 HINDS C C BOND
REDEMPTION
\$157,769.76 HINDS COM COLLEGE

Fund 693 HINDS COMMUNITY
COLLEGE VOTECH
\$470,764.79 HINDS COM COLLEGE
9,959,201.23
Total All Invoices
April 30, 2025
#616

Attachment: Vardoc March 16 - April 15 Claims Docket (Proof) (21803 : Various Documents)

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 30TH DAY OF APRIL, 2025, personally came Marcus Bowers, publisher of the Rankin County News

a weekly newspaper printed and published in the City of Brandon, In the County of Rankin and State aforesaid, before me the undersigned officer and for said County and State, who being duly sworn, deposes and says that said newspaper has been published for more than 12 months prior to the first publication of the attached notice and is qualified under Chapter 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amendatory thereto, and that a certain

**NOTICE OF ZONING HEARING
43 FARMS LLC**

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON MAY 15 2025 AT 9:00 A.M., AT THE RANKIN COUNTY ANNEX BUILDING, 211 EAST GOVERNMENT STREET, BRANDON, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT THE ZONING OF THE FOLLOWING DESCRIBED PROPERTIES LOCATED IN RANKIN COUNTY, MISSISSIPPI SHALL BE CHANGED FROM A-1 TO C-2.

Parcels K16-48 & K16-49: Section 29, T8, R4E, Rankin County, Mississippi and being located at 3938 Highway 43 N.

APPROVED:
Mark Scarborough
by Jessica Flood, D. C.
Chancery Clerk
April 28, 2025
Date
April 30, 2025
#631

ZONING HEARING

43 FARMS LLC

a copy of which is hereto attached, was published in said newspaper for (1) week, as follows, to-wit:

Vol 177 No. 43 on the 30th day of April, 2025

Marcus Bowers

MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned Marcus Bowers this 30th day of April, 2025

Frances Conger

FRANCES CONGER, Notary Public

My Commission Expires: January 25, 2026

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

105 words at .12 each..... \$12.60

Proof of Publication NC

TOTAL..... \$12.60



Attachment: Vardoc Zoning Hearing for 43 Farms LLC (Proof) (21803 : Various Documents)

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

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**NOTICE OF ZONING HEARING
JEFFREY COY**

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON MAY 15, 2025, AT 9:00 A.M., AT THE RANKIN COUNTY ANNEX BUILDING, 211 EAST GOVERNMENT STREET, BRANDON, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT A CONDITIONAL USE PERMIT SHALL BE GRANTED TO THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN RANKIN COUNTY, MISSISSIPPI:

3.46 acres in the NE 1/4 of the SE 1/4 of Section 20, T6N, R4E, Rankin County, Mississippi and being more particularly described in deed recorded book 2019 at page 5906 and being located on Trickhambridge Rd.

APPROVED:

Mark Scarborough
by Jessica Flood, D.C.
Chancery Clerk
April 28, 2025
Date
April 30, 2025
#633

ZONING HEARING

JEFFREY COY

a copy of which is hereto attached, was published in said newspaper for (1) week, as follows, to-wit:

Vol 177 No. 43 on the 30th day of April, 2025

Marcus Bowers

MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned Marcus Bowers this 30th day of April, 2025

Frances Conger

FRANCES CONGER, Notary Public

My Commission Expires: January 25, 2026

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

122 words at .12 each..... \$14.64

Proof of Publication NC

TOTAL..... **\$14.64**



Attachment: Vardoc Zoning Hearing for Jeffrey Coy (Proof) (21803 : Various Documents)

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 30TH DAY OF APRIL, 2025, personally came Marcus Bowers, publisher of the Rankin County News

a weekly newspaper printed and published in the City of Brandon, In the County of Rankin and State aforesaid, before me the undersigned officer and for said County and State, who being duly sworn, deposes and says that said newspaper has been published for more than 12 months prior to the first publication of the attached notice and is qualified under Chapter 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amendatory thereto, and that a certain

NOTICE OF ZONING HEARING
EMMA BOONE
NOTICE IS HEREBY GIVEN
TO THOSE PARTIES IN INTEREST
THAT THERE WILL BE A
HEARING ON MAY 15, 2025,
AT 9:00 A.M., AT THE RANKIN
COUNTY ANNEX BUILDING, 211
EAST GOVERNMENT STREET,
BRANDON, MISSISSIPPI, FOR
THE PURPOSE OF DETERMINING
WHETHER OR NOT A
CONDITIONAL USE PERMIT
SHALL BE GRANTED TO THE
OWNERS OF THE FOLLOWING
DESCRIBED PROPERTY LOCATED
IN RANKIN COUNTY, MISSISSIPPI:
16.69 acres in the NE 1/4 of
Section 15, T4N, R2E, Church &
Cemetery property, Rankin County,
Mississippi and being located at 935
Hwy 469 N., Pearl, MS 39208.
APPROVED:
Mark Scarborough
by Jessica Flood, D.C.
Chancery Clerk
April 28, 2025
Date
April 30, 2025
#634

ZONING HEARING

EMMA BOONE

a copy of which is hereto attached, was published in said newspaper for (1) week, as follows, to-wit:

Vol 177 No. 43 on the 30th day of April, 2025

Marcus Bowers

MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned
Marcus Bowers this 30th day of April, 2025

Frances Conger Notary Public
FRANCES CONGER
My Commission Expires: January 25, 2026

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

<u>114</u> words at <u>.12</u> each.....	\$ <u>13.68</u>
Proof of Publication	<u>NC</u>
TOTAL	\$ <u>13.68</u>



Attachment: Vardoc Zoning Hearing for Emma Boone (Proof) (21803 : Various Documents)

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

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a weekly newspaper printed and published in the City of Brandon, In County of Rankin and State aforesaid, before me the undersigned officer and for said County and State, who being duly sworn, deposes and says that said newspaper has been published for more than 12 months prior to the first publication of the attached notice and is qualified under Chapter 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amendatory thereto, and that a certain

**NOTICE OF ZONING HEARING
JOSE SERRA**

NOTICE IS HEREBY GIVEN TO THOSE PARTIES IN INTEREST THAT THERE WILL BE A HEARING ON MAY 15 2025 AT 9:00 A.M., AT THE RANKIN COUNTY ANNEX BUILDING, 211 EAST GOVERNMENT STREET, BRANDON, MISSISSIPPI, FOR THE PURPOSE OF DETERMINING WHETHER OR NOT THE ZONING OF THE FOLLOWING DESCRIBED PROPERTIES LOCATED IN RANKIN COUNTY, MISSISSIPPI SHALL BE CHANGED FROM RE-1 TO C-2.

Parcel: K15-45-20, 4 acres in the SE 1/4 of the SW 1/4 of Section 5, T7N, R4E, Rankin County Mississippi and more particularly described in deed recorded 2024 at page 13418 and being located at 3753 Highway 471.

APPROVED:

Mark Scarborough
by Jessica Flood, D. C.

Chancery Clerk

April 28, 2025

Date

April 30, 2025

#630

ZONING HEARING

JOSE SERRA

a copy of which is hereto attached, was published in said newspaper for (1) week, as follows, to-wit:

Vol 177 No. 43 on the 30th day of April, 2025

Marcus Bowers

MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned Marcus Bowers this 30th day of April, 2025

Frances Conger

FRANCES CONGER

My Commission Expires: January 25, 2026

Notary Public



PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

123 words at .12 each..... \$14.76

Proof of Publication NC

TOTAL..... \$14.76

Attachment: Vardoc Zoning Hearing for Jose Serra (Proof) (21803 : Various Documents)

AFFIDAVIT

PROOF OF PUBLICATION

RANKIN COUNTY NEWS • P.O. BOX 107 • BRANDON, MS 39043

STATE OF MISSISSIPPI
COUNTY OF RANKIN

THIS 30TH DAY OF APRIL, 2025, personally came Marcus Bowers, publisher of the Rankin County News

a weekly newspaper printed and published in the City of Brandon, In the County of Rankin and State aforesaid, before me the undersigned officer and for said County and State, who being duly sworn, deposes and says that said newspaper has been published for more than 12 months prior to the first publication of the attached notice and is qualified under Chapter 13-3-31, Laws of Mississippi, 1936, and laws supplementary and amendatory thereto, and that a certain

ZONING HEARING

TIFFANY LINDSEY

a copy of which is hereto attached, was published in said newspaper for (1) week, as follows, to-wit:

Vol 177 No. 43 on the 30th day of April, 2025

Marcus Bowers

MARCUS BOWERS, Publisher

Sworn to and subscribed before me by the aforementioned Marcus Bowers this 30th day of April, 2025

Frances Conger

FRANCES CONGER, Notary Public

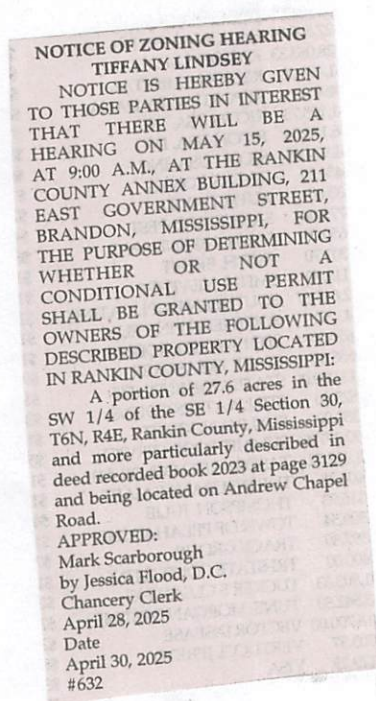
My Commission Expires: January 25, 2026

PRINTER'S FEE: (12 cents per word for first insertion and 10 cents per word for each subsequent insertion)

124 words at .12 each..... \$14.88

Proof of Publication NC

TOTAL..... \$14.88



Attachment: Vardoc Zoning Hearing for Tiffany Lindsey (Proof) (21803 : Various Documents)

COPY

ORDER OF THE BOARD OF SUPERVISORS

STATE OF MISSISSIPPI

COUNTY OF RANKIN

IN THE MATTER OF THE HOMESTEAD EXEMPTION GRANTED TO THE TAXPAYER(S) LISTED ON THE OTHER SIDE OF THIS FORM.

ORDER

This day came on for hearing and consideration by the Board of Supervisors of RANKIN County, Mississippi, petition of

STACI MCNINCH

for adjustment(s) in the homestead exemption(s) previously granted to said taxpayer(s) on the page and line on said 2024 Homestead Exemption Supplemental Roll as shown in said petition.

And is appearing to the Board of Supervisors from the evidence, both oral and documentary, offered in support of said adjustment(s) that the exemption(s) should be adjusted.

IT IS THEREFORE ORDERED by the Board of Supervisors of RANKIN County, Mississippi, that the adjustment(s) on the other side of this form be adopted for the year 2024.

IT IS FURTHER ORDERED, that the Clerk of this Board certify two copies of this order to the State Tax Commission, for its approval or disapproval; and if the foregoing order be approved by the State Tax Commission, the Clerk of this Board is hereby authorized and directed to change the copy of the Homestead Exemption Supplemental Roll in his office, and the Tax Collector of this County is hereby authorized and directed to change the copy in his possession, to conform with the provisions of this order.

Ordered and adjudged this the

15th day of May, 2025

signed

CLERK'S CERTIFICATE

I, MARK SCARBOROUGH, Clerk of the Board of Supervisors of RANKIN County, Mississippi, do hereby certify that the foregoing is a true and correct transcript of an order of said Board of Supervisors.

Witness my hand and official seal, this the 15th day of May, 2025

Mark Scarborough
Clerk of the Board of Supervisors



Form 61-902-02-1-1-000 (Rev 9/04)
Formerly 72-005

PETITION TO ADJUST EXEMPTION ON
HOMESTEAD EXEMPTION SUPPLEMENTAL ROLL

YEAR 2024

MARK THE TYPE OF ADJUSTMENT. ONLY ONE TYPE OF ADJUSTMENT PER PAGE. ONLY ONE MUNICIPALITY PER PAGE.

ADDITION ☒

DELETIONS ☐

COUNTY RANKIN SCHOOL DISTRICT PEARL MUNICIPALITY PEARL

NAME	PARCEL NUMBER	# OF ACRES	VALUE OF LAND	VALUE OF BUILDING	REGULAR VALUE ALLOWED	ADDITIONAL VALUE ALLOWED	MUNICIPAL \$ AMOUNT EXEMPT	REASON FOR ADJUSTMENT
BYRD, MARGARET H	E8H 10 1330	LOT	2250	8973	0	7500	206.25	AMENDED

INSTRUCTIONS
PAGE & LINE NUMBERS ARE NOT REQUIRED
If this page is being used to "ADD" an entry to the Homestead Exemption Supplemental Roll, fill out the above information as it "SHOULD" appear on the original supplemental roll.

If this page is being used to "DELETE" an entry from the Homestead Exemption Supplemental Roll, fill out the above information "EXACTLY" as it appears on the original supplemental roll.

FOR MSTC USE ONLY

Total Net Effect of adjustments

(Initial & date)

Form 61-902-02-1-1-000 (Rev 9/04)
Formerly 72-005

PETITION TO ADJUST EXEMPTION ON
HOMESTEAD EXEMPTION SUPPLEMENTAL ROLL

YEAR 2024

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ADDITION ☒

DELETIONS ☐

COUNTY RANKIN SCHOOL DISTRICT RANKIN MUNICIPALITY BRANDON

NAME	PARCEL NUMBER	# OF ACRES	VALUE OF LAND	VALUE OF BUILDING	REGULAR VALUE ALLOWED	ADDITIONAL VALUE ALLOWED	MUNICIPAL \$ AMOUNT EXEMPT	REASON FOR ADJUSTMENT
RAMSEY,VERNON & ROSE	J7M 3 1410	LOT	4000	17405	0	7500	247.50	AMENDED

INSTRUCTIONS
PAGE & LINE NUMBERS ARE NOT REQUIRED
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(Initial & date)

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Formerly 72-005

PETITION TO ADJUST EXEMPTION ON
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YEAR 2024

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ADDITION ☒ DELETIONS ☐

COUNTY RANKIN SCHOOL DISTRICT RANKIN MUNICIPALITY COUNTY

NAME	PARCEL NUMBER	# OF ACRES	VALUE OF LAND	VALUE OF BUILDING	REGULAR VALUE ALLOWED	ADDITIONAL VALUE ALLOWED	MUNICIPAL S AMOUNT EXEMPT	REASON FOR ADJUSTMENT
AUSTIN, MELODY	F4 83 10	2.02AC	1462	11661	0	7500	0	AMENDED
STRICKLAND,DAVID A	G5 56 200	1.00AC	850	6757	0	7500	0	AMENDED
YOUNG, DONALD A & KARI A	M10 6 120	3.68AC	2005	29483	0	31488	0	AMENDED
JONES, SIDNEY & VICKY	K5 5	9.00AC	5290	14179	0	7500	0	AMENDED
WILLIAMS, ROSIE	E6 27	LOT	700	6924	0	7500	0	AMENDED
COUNCE, DEBRA	F5 163 90	2.00AC	1450	1858	0	994	0	AMENDED
AINSWORTH,CHARLES H & BETTY	M7 44 10	5.00AC	3010	23312	0	7500	0	AMENDED
BRAGG,ANNETTE	Q7 67	1.00AC	650	8133	0	7500	0	AMENDED

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PETITION TO ADJUST EXEMPTION ON
HOMESTEAD EXEMPTION SUPPLEMENTAL ROLL

YEAR 2024

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COUNTY RANKIN SCHOOL DISTRICT RANKIN MUNICIPALITY COUNTY

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GOODIN, DORA M	M7 11 40	9.78AC	5818	1745	0	7563	0	ERRONEOUS-REINSTATED

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HICKS,FANIEL & MORTISCHA	G2 43	LOT	300	2250	0	2550	0	AMENDED

INSTRUCTIONS
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COUNTY RANKIN SCHOOL DISTRICT RANKIN MUNICIPALITY COUNTY

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MORGAN, ANTHONY W & KIMBERLY	I11E 6 27C	LOT	3250	16199	0	19449	0	AMENDED

INSTRUCTIONS
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YEAR 2024

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COUNTY RANKIN SCHOOL DISTRICT RANKIN MUNICIPALITY COUNTY

NAME	PARCEL NUMBER	# OF ACRES	VALUE OF LAND	VALUE OF BUILDING	REGULAR VALUE ALLOWED	ADDITIONAL VALUE ALLOWED	MUNICIPAL \$ AMOUNT EXEMPT	REASON FOR ADJUSTMENT
RYALS, KENDAL W	N7 59	1.30AC	1030	5328	0	6358	0	AMENDED
RYALS, KENDAL W (2)	N8 57 10	1.64AC	1070	0	0	1070	0	AMENDED

INSTRUCTIONS
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FOR MSTC USE ONLY

Total Net Effect of adjustments

(Initial & date)

RANKIN COUNTY ROAD DEPARTMENT
REPORT TO BOARD OF SUPERVISORS
WORK ACCOMPLISHED FOR THE MONTH OF APRIL 2025

SIGN WORK: ASHTON WAY, BAREFOOT SPRINGS RD, BARKER RD, BURNHAM DR, CARTER STORE RD, CATO RD, CONCORD RD, ELTON EVERETT RD, FARMINGTON STATION, FERRY DR, FLEMING RD, GLEN SPRINGS RD, GRANTS FERRY RD, HOLLY BUSH RD, JOHNNY BELL, LAKEWAY DR, LAWRENCE RD, LOFLIN RD, LONGWOOD DR, MARY CRAPPS RD, MCINTYRE RD, MILLCREEK DR, MONTE CARLO, MUNN RD, OLD HWY 80, PINE HILL DR, PISGAH RD, POINT DR, RANKIN CV, RANKIN RD, RED OAK RD, REDS RD, RIVERBEND DR, SANDHILL RD, SHIVERS DR, STRARFORD DR, STUMP RIDGE RD, TRICKHAMBRIDGE RD, TURTLE CREEK DR, WADE PATRICK RD, WHITE RD, WILLIS DR, WOODLANDS CV, ZEKES ALY

CULVERT WORK/CROSSDRAIN WORK: AINSWORTH RD, BASTILLE ST, BAY PARK DR, BIBBS RD, BINNACLE CT, BRANDY RUN RD, CLARA FOOTE DR, COAL BLUFF RD, COLEMAN CIR, COLEMAN PL, COONHUNTERS RD, DIAMOND D LAKE RD, DOGWOOD CIR, FRASIER RD, GRANTS FERRY RD, GREENWAY BLVD, HENRY CANNON RD, HUNTERS TRAIL, LISA ST, MAGNOLIA TR, MELLOWMEADE PKWY, MULLICAN RD, N ENOCH GROVE RD, N STAR RD, OIL WELL RD, OLD ENOCHS RD, PINE ACRE PL, PLUM TREE RD, POPLAR RIDGE RD, QUAIL HILL RD, RANKIN HILL PL, ROCK HILL RD, SAGE HILL RD, SCENIC DR, SIDNEY MCLAURIN DR, SPRINGWATER RANCH RD, STONECASTLE DR, SUFFOLK CFV, THOMASVILLE RD, THOMPSON DR, WHITE RD

POTHOLE REPAIRED: ALLEN A DALE DR, ANDREW CHAPEL, ASHTON DR, ASHTON WAY, BEDFORD DR, BLACKTHORN RD, HUNTINGTON DR, KERSH RD, LEWIS PRESTAGE RD, MICKIE DR, MIDWAY RD, MILLCREEK, N ENOCH GROVE RD, OLD HWY 43, PILGRIMREST DR, POLE BRIDGE RD, QUAIL HILL, RHODES CIR, S ENOCH GROVE RD, TRICKHAMBRIDGE RD, WEAVER RD

DITCHES WORKED: ARROWHEAD DR, BARKER RD, BRADSHAW RD, CATO RD, CHARLIE DIXON RD, CHURCH RD, CLEAR BRANCH RD, CONERLY RD, DEER CREEK RUN, DOGWOOD CIR, GLEMING RD, FLORENCE BYRAM RD, FOSTER RD, GARDEN VIEW, GREENFIELD CIR, HAZEL LN, HENRY BYRD RD, HICKORY RIDGE RD, HOLMAR DR, JOE BENNET RD, LLOYD ST, LOU ANN ST, MAGNOLIA SPRINGS, MARTIN DR, MIDWAY RD, MONTEREY RD, NAPOLEON CIR, PIG PEN RD, PINEDALE RD, PINEVIEW LN, PLUM GROVE, SAND HILL RD, SANDSTONE DR, SCOTT RD, SEVENTH DAY RD, SHELL OIL RD, SPRINGWATER RANCH RD, STULL RD, THOMASVILLE RD, THURMAN RD, TRICHAMBRIDGE RD, TWIN OAKS ST, VERNON JONES AVE, WILSON BATES RD, WOODLANDS DR

ROAD WORK: BILL BANKS ST, BILL HUBBARD RD, BLACKBERRY LN, CAMELIA TR, CATO RD, CHARLIE DIXON RD, COONHUNTERS RD, DONNELL DR, FOSTER RD, FRONT ST, GARRETT RD, HOLLY BUSH RD, LAKESIDE ST, LAWRENCE RD, MCINTYRE LN, MT CREEK FARM RD, MUNN RD, NORTHSIDE DR, OLD HWY 43, PIG PEN, PISGAH RD, POLEBRIDGE RD, REDBUD TR, RIDGESIDE DR, SANDHILL RD, SHANNON RD, SOUTH EAGLE DR, SOUTH ENOCH GROVE, STUMP RIDGE RD, TAYLOR LN, WE FRANKLIN RD, WADE PATRICK RD

BURIALS: 6

DRIVEWAY APRONS: BENSON HILL DR, BIG HILL, BRADSHAW RD, GRANTS GERRY RD, LAWRENCE RD, MANGUM RD, PURVIS RD, WADE PATRICK RD, WILLIAMS RD

SCHOOL WORK/BUS TURNAROUND: BILL BURNHAM RD, BROCKNEY LN, NEWSOME CIR, PELAHATCHIE HIGH SCHOOL, PEREZ CV

TREE LIMBS CUT/PICKED UP: ABBEY WOODS, ALVERTON CT, APPLE BLOSSOM CV, APPLE BLOSSOM DR, APPLERIDGE DR, ASHTON WAY, AUDUBON CT, AVALON WAY, AZALEA CT, BARKSDALE RD, BARNETT BEND DR, BASTILLE ST, BAY PARK DR, BERWICK DR, BOXWOOD CV, BRAGG ST, BRANDY RUN RD, BRENDALWOOD LN, BREWER RD, BRIGHTON CIR, CAMELIA TR, CANTOR CV, CARRIAGE CT PL, CASTLEWOODS BLVD, CEDAR CIR, CEDAR RIDGE DR, CHARTREUSE DR, CHINKAPIN CV, CHURCH RD, CLIFFVIEW DR, COON HUNTERS RD, CROSS CREEK DR, CUMBERLAND RD, CYPRESS RIDGE DR, DEER TR, DIAMONDBACK LN, DIXTON DR, E ABBEY PL, EASTLAKE DOREST DR, EASTSIDE CV, EASTSIDE VW, ESPLANADE DR, FAIRVIEW PL, FALCON WAY, FALLON WAY, FOREST POINT DR, FORMOSA DR, FOSTER RD, FOX BAY DR, FOX BAYRIDGE, GARDEN VIEW DR, GLEN COVE RD, GLEN OAKS DR, GLENSVIEW CT, GREENFIELD PL, GREENSVIEW DR, GREENWAY BLVD, HALTON CT, HANLEY CIR, HELSLIP ST, HIGHLAND PL, HOLLYBUSH PL, HOLMAR DR, HONEY CIR, HONEYBEE CV, HORSESHOE CIR, JOHNS MAYTON RD, JOHNS SHILOH RD, KITTY HAWK CIR, KNIGHTS RIDGE CIR, LAKESIDE DR, LANDSOWNE ST, LIVE OAKS BLVD, LOTUS DR, MAHNOLIA TR, MANDARIN DR, MARTIN DR, MEADOWVIEW LN, MEADOWVIEW RIDGE, MILLRUN RD, MINK BRANCH RD, MITCHELL CV, MOCKINGBIRD CIR, NEW HOPE RD, NORFOLK CV, NORTHFORD CT, NORTHWIND DR, OAK DR, OAK LAWN DR, OAKBROOK CT, OVERLOOK PT, OWEN BOONE RD, PARKVIEW CV, PARKWAY RD, PEACH TREE LN, PELAHATCHIE SHORE DR, PELICAN PL, PINE MEADOWS LN, PINEBROOK CIR, PLUM GROVE, REDBUD DR, RIDGE CIR, RIVERCHASE, ROCHELL ST, SANDPIPER RD, SUFFOLK CV, SUNRISE CT, SUNRISECV, SWALLOW DR, SWEET GUM RD N, THOMASVILLE RD, TRAILWOOD CV, TURTLE RIDGE DR, W COWAN CREEK CV, WADE PATRICK RD, WAVERLY CT, WELLINGTON WAY, WEST LAKE DR, WESTWOOD DR, WEBB CIR, WILLIAMS RD, WILLOW CREST DR, WILLOW CT DR, WILLOW OAK LN, WOOD DUCK CIR, WOODBRIDGE DR, WOODGLEN PL, WOODLAND PL, WOODLANDS CIR, WOODLANDS GLEN CIR, WOODLANDS GREEN DR, WOODLANDS GREEN PL

STORM WORK: BERRY DR, FOSTER RD, HENRY BYRD RD, MONCURE RD, N ENOCHS RD, OLD ENOCHS RD, POPLAR SPRINGS RD

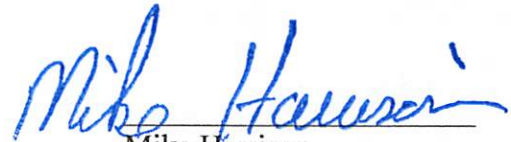
CUT GRASS: ANDREW CHAPEL RD, BAKER LN, BASSWOOD LN, BEACHTREE LN, BOTLER RD, BRAGG ST, BRIARHILL RD, BURNHAM RD, CAROL AVE, CHALHAVEN LN, CLEAR CHURCH RD, CLEARY RD, COON HUNTERS RD, DEER CREEK RUN, DOGWOOD LN, DOMINION LAKE PKWY, DOYLE HUGHES LN, E BUSINESS PARK DR, E EAGLE RIDGE DR, E HARPER ST, E PETROS RD, EBENEZER RD, ED SPANN RD, EVERGREEN DR, FERRY DR, FLORENCE BYRAM RD, FLORENCE CIR, FLOYD ST, FOX RUN RD, GILBERT CIR, GLEN SPRINGS RD, GRANTS GERRY DR, GREENSFIELD RD, GUNTER RD, HAZEL DR, HICK LN, HICKORY HILL PL, HILLCREST PL, HILLVIEW DR, HOBSON DR, JOE MYERS RD, JOHN LEWIS RD, JOHN WAYNE RED, JOHNSON DR, JOHNSON TR, KING COLLIER RD, KINGS RD, LAKEVIEW RD, LAKEWAY DR, LE BOURGEOIS ESTATES, LITTLE WOODS RD, LOU ANN ST, M AND B RD, MAGNOLIA RD, MARSMAN RD, MCKAY LN, MNTEREY RD, MORRISON RD, MULLICAN RD, N BIRCH DR, NOLAN LN, NORTH BRANDON ESTATES, OLD PEARSON RD, PARKER

ST, PEGGY DR, PILGRIM REST DR, PINE HILL DR, PINE MEADOWS LN, PORCH RD, POST OAK LN, QUAIL FIELD RUN, QUAIL HOLLOW PL, RIVERBEND DR, RUSSELL ST, S EAGLERIDGE DR, S PEARSON RD, SHENANDOAH LN, SUSAN ST, SYKES DR, TAMI AVE, TAZAN AVE, THOMASVILLE RD, TIFFANY DR, TRICKHAMBRIDGE RD, VIRGINIA VALLEY DR, W PETROS RD, WEBB CIR, WESLEY ST, WHITE RD, WOODS LN

DEAD TREE PICKUP: BURNHAM RD S, COUNTYLINE RD, GLETCHER RD, GARLAND PONDER RD, GORE RD, GRANTS FERRY RD, LAKE RD, LOYD IRBY, PINE ACRE PL, SANDHILL RD, SPRINGWATER RANCH RD, ST JOHNS RD, WADSWORTH RD, WALKER SMITH RD, WEST MOUNTAIN CREEK RD, WHITE RD

WORK SCHEDULED FOR THE MONTH OF MAY 2025

- | | |
|-------------------------------------|-----------------|
| 1. Patch Pot Holes | County Crew |
| 2. Install Culverts | County Crew |
| 3. Clean Ditches | County Crew |
| 4. Complete Work Orders as Assigned | County Crew |
| 5. Overlay: | AJ Construction |


Mike Harrison

Exchange 601825/BRNDMSESCounty Permit # 03-25-103Engineer: Sam NewsomTel. No.: 6019530644**PERMIT APPLICATION FOR USE AND OCCUPANCY AGREEMENT FOR THE CONSTRUCTION OR ADJUSTMENT OF A UTILITY FACILITY ALONG OR ACROSS _____ COUNTY ROAD**PROJECT NO. A0564C5UTILITY NAME: ATTBY Sam NewsomADDRESS 2115 HWY 471 BRANDON, MS, HEREIN CALLED APPLICANT proposes to construct aFIBER _____ Utility Facility along or across 634 ROCK HILL RD County Road(s), saidfacility to be installed between 634 ROCK HILL RD _____**List all County Roads involved (also to be listed on the Rankin County 48 Hour Project Form):**ROCK HILL RD

in Rankin County, Mississippi, and hereby makes an application to Rankin County for the construction permit. Attached hereto are drawings or plans for construction, which will not be changed or altered without the approval of the Board of Supervisors, or its authorized representative.

WHEREAS, the Legislature of Mississippi has heretofore granted to the Applicant the right to locate its facilities upon, across, under, over, and along public highways and streets within the State of Mississippi. Applicant agrees to comply with applicable provisions of the Policy for the Accommodation of Utility Facilities within the Rights-of-Way of all Public County Roads (hereinafter referred to as the " Policy" promulgated by the State Aid Engineer on January 17, 1972), and which is hereby made a part of this Application Agreement and agreed to perform the construction according to the applicable industry code and according to the plans and specification for the Project.

The Applicant shall be responsible for future maintenance and repairs of the facilities. The Applicant shall make future adjustments in, or relocate, the facilities than required for maintenance or improvements of public county roads. The Applicant shall receive no compensation for future adjustments or relocations of the facilities as a result of maintenance to or improvement of public county roads. By applying for this permit, the Applicant acknowledges and agrees that it shall make adjustments to or relocate of the facilities within sixty (60) days from the date requested to do so by Rankin County, the failure of which shall result in a withdrawal of Applicant's rights hereunder. Further, any maintenance, repair, or construction shall be done in such a manner as to occasion the least possible interference with the normal flow and safety of traffic.

A general description of the size, type, nature, and extent of the Utility work to be done is as follows:

The Applicant understands and agrees that, except as herein stated, no right, title, claim or easement to said road right-of-way is granted by the issuance of this permit and that if this Utility Facility is not placed within the allowable horizontal and vertical limits as listed in the general provisions of the Policy, it will be adjusted to comply with same without cost to the County, unless the variance from the Policy has been approved by the granting of the permit pursuant to this Application.

The Applicant further understands that the Utility's engineering plant or other personnel will be responsible for the staking and construction supervision of the work set out above and as shown on the attached plans.

Rankin County intends the following:

1. Cooperate with the Utility Company to avoid unnecessary conflicts in locating, constructing, and maintaining County Roads and Utilities.
2. Use legal means to see that Policy Standards, except to the extent of any variance shown on the plans filed herewith and approved, are complied within the facility installation.
3. If the County Engineer or other authorized representative of the Board of Supervisors approves the drawings, sketches, and plans submitted by the Applicant, he shall so indicate by signing and dating the Permit Approval at the end of this Application, and the sketches and plans are not approved, they shall promptly notify the applicant, and advise it of the reason or reasons. He will also act as the duly appointed representative of the Board of Supervisors and will give his approval to the completed work as being in the compliance with the location and standards shown in the Policy in this Agreement for the installation.
4. Should any term or provision of the Application Agreement conflict with the law of the State of Mississippi, the Mississippi Constitution, or the United States Constitution, or impair or deny to the Applicant or the County any right protected thereby, it shall be deemed amended to conform to said law or Constitution.

By submitting this Application, the Applicant **CERTIFIES** to Rankin County as follows:

1. The applicant has researched Mississippi 811 records and certifies that all existing utilities within the limits of the project that lie in the county right-of-way covered by this permit application are shown on this permit application, complete with type and owner of existing utility, and;
2. The owners of all existing utilities within the limits of the project that lie in the county right-of-way covered by this permit application have been provided with a copy of this permit application for informational purposes only, and;

3. That the proposed utility covered by this permit application will be installed at a minimum horizontal distance of eighteen inches (18") from any other existing utility OR, If eighteen-inch (18") horizontal clearance is not maintained, Applicant agrees to waive any rights to compensation for the repair of the proposed utility covered by this permit application for any non-negligent damage to the utility covered by this permit application caused by the operation and maintenance activities of any utility operator of an existing utility shown on this permit application that lies closer than eighteen inches (18") horizontally to the utility covered under this permit application; AND,
4. That Applicant waives any and all right to compensation from Rankin County for removal of, relocating of, or future damage caused by Rankin County to, any utility placed as a result of this Application.
5. The applicant will abide by each provision and term as reflected on Exhibit "A" attached hereto and incorporated herein by reference.

WITNESS the signature of the Applicant this the 7 day of MAY 2025

Sam Newsom SAM NEWSOM

NAME

SR SPECIALIST DESIGN ENG
TITLE

RANKIN COUNTY UTILITY PERMIT

The permit for the installation or adjustment of the utilities applied for is granted under the authority of the Rankin County Board of Supervisors Road Right-of-Way permit policy. The following conditions must be satisfied for this Permit to remain valid:

1. Applicant and/or Contractor performing services must display a minimum 20 inch by 20-inch sign indicating the name of the applicant and the name of the contractor performing services (if applicable) at an obvious and visible location in close proximity to the location where utilities are being installed/relocated.
2. A copy of the approved utility permit application and a copy of this Permit must be placed in all vehicles utilized by Applicant and/or Contractor.
3. The depiction of the work area submitted by applicant has been reviewed by Rankin County for the purpose of confirming that placement of utility infrastructure by applicant will not conflict with Rankin County public maintenance responsibility. No representation or warranty is made by Rankin County regarding the accuracy of the public rights-of-way reflected on applicant's work area depiction. The applicant remains solely responsible for delineating the public rights-of-way associated with the work area and for confirming the limits of the public rights-of-way as Rankin County will not certify to the accuracy thereof.
4. **All Utilities must be buried to a depth that provides a minimum of 5 feet of cover over the utility. Any utilities found to have been located or relocated at a shallower depth shall be relocated to the proper depth by the Applicant at Applicant's sole expense within thirty (30) days from the date upon which the applicant is notified of the violation. Note that for utility placement or relocation resulting from a county road construction project, all utilities shall be buried to a depth that provides a minimum of 5 feet of cover over the utility based on the final grades achieved at the completion of the road project. Utilities that are located or relocated in violation of these requirements shall subject Applicant to reimbursement of Rankin County for any and all damages incurred by Rankin County occasioned thereby. Any applicant failing to meet the requirements of this paragraph 4 or any other requirement of this permit shall be refused a permit in the future until such time as the violation has been cured or the damages reimbursed to the satisfaction of Rankin County.**
5. Any Utility that crosses a county road must be incased.
6. The Applicant shall provide CAD FORMAT (or other appropriate digital format suitable for county use), AS-BUILT DRAWINGS DEPICTING DESCRIPTION, LOCATION, AND DEPTH OF ALL INSTALLED UTILITIES to the Rankin County Road Manager and the Rankin County Consulting Engineer. A ".pdf" version of as-built drawings must be delivered to the Rankin County Administrator at project completion.

APPROVED this 15 day of May, 2025. This Permit shall expire and become null and void _____ days from the date of approval and/or issuance.

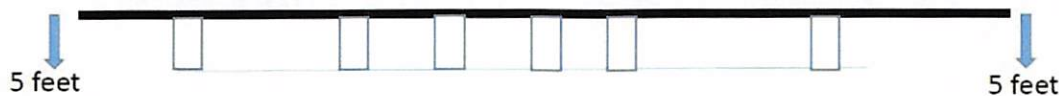


RANKIN COUNTY ROAD MANAGER

Name of Applicant: ATT
 Location of Project: Rock Hill Rd
 Type of Utility: Fiber

Utility Contractor Requirements & Responsibilities:

- 1) Fill out a utility permit form entirely and include the following:
 - a) Permits in the back 8 foot Right of Way do not require detailed drawings, only an outline drawing of the project with enough detail to denote which side of the road the utility will be placed.
 - b) Detailed drawings are required when work is outside the back 8 foot of Right of Way and shall provide enough detail with dimensions from existing features so that the install location can be easily field reviewed.
 - c) Verification of utility easements for subdivision is the contractor's responsibility.
 - d) Submit entire utility permit package to utpermit@rankincounty.org.
- 2) Once approved by the Board of Supervisors the Contractor will be notified via email from UT permits.
 - a) After receiving the approved utility permit all correspondence will be utpermit@rankincounty.org
 - b) 48 hours' notice form is required to be sent to utpermit@rankincounty.org 48 hours before the start date of work.
 - c) The point of contact must be knowledge of the permit and able to effectively communicate with the inspector.
- 3) Boring/Excavating Operations:
 - a) Operational days are only Monday through Friday.
 - b) All utility must be potholed by a smooth mouth excavator or hydro excavation.
 - c) Cable placement must be marked.
 - d) Flat boring is the only boring authorized. No Rainbowing boring is allowed.
 - e) All excavators MUST be smooth mouthed buckets only (teeth buckets Not allowed).
 - f) One Boring Rig is allowed six pits within a 48-hour time frame.
 - g) Boring holes will only be at a depth of 5 feet.
 - h) When not actively working open holes wrap with orange safety construction fencing.
 - i) All task completed by 5 pm during weekdays. All pits will be closed over the weekend and Holidays.
 - j) Holes will be filled with compactable dirt or select material.
 - k) Anything impeding the roadway will be filled with crushed aggregate.



- 4) Upon completion of the work, as-built drawings in PDF format shall be submitted to the Rankin County Road Manager within 90 days of completed utility installation.
 - a) The minimum required detail of the as-built drawings shall be the same as required with the original permit submittal. If utility installation is outside the area of the approved permitting location, the contractor will be responsible for removing and relocating the utilities.
- 5) Suspension of Permit:

- a) If damage occurs at worksite the permit will be suspended for 2 business days.
- b) The second occurrence of damage at the worksite will result in a 5 business day suspension.
- c) The third occurrence of damage at the worksite will result in termination of the utility permit, complete operational shutdown and equipment removal. The contractor will have to meet with the county Board of Supervisors for approval of future operations within the county.

Exchange 601825/BRNDMSESCounty Permit # 04-25-802Engineer: Sam NewsomTel. No.: 6019530644**PERMIT APPLICATION FOR USE AND OCCUPANCY AGREEMENT FOR THE CONSTRUCTION OR ADJUSTMENT OF A UTILITY FACILITY ALONG OR ACROSS _____ COUNTY ROAD**PROJECT NO. A0564MKUTILITY NAME: ATTBY Sam NewsomADDRESS 2115 HWY 471 BRANDON, MS, HEREIN CALLED APPLICANT proposes to construct aFIBER _____ Utility Facility along or across 103 MANDY DR County Road(s), saidfacility to be installed between 25' IN FRONT OF MANDY DR _____**List all County Roads involved (also to be listed on the Rankin County 48 Hour Project Form):**MANDY DR

in Rankin County, Mississippi, and hereby makes an application to Rankin County for the construction permit. Attached hereto are drawings or plans for construction, which will not be changed or altered without the approval of the Board of Supervisors, or its authorized representative.

WHEREAS, the Legislature of Mississippi has heretofore granted to the Applicant the right to locate its facilities upon, across, under, over, and along public highways and streets within the State of Mississippi. Applicant agrees to comply with applicable provisions of the Policy for the Accommodation of Utility Facilities within the Rights-of-Way of all Public County Roads (hereinafter referred to as the " Policy" promulgated by the State Aid Engineer on January 17, 1972), and which is hereby made a part of this Application Agreement and agreed to perform the construction according to the applicable industry code and according to the plans and specification for the Project.

The Applicant shall be responsible for future maintenance and repairs of the facilities. The Applicant shall make future adjustments in, or relocate, the facilities than required for maintenance or improvements of public county roads. The Applicant shall receive no compensation for future adjustments or relocations of the facilities as a result of maintenance to or improvement of public county roads. By applying for this permit, the Applicant acknowledges and agrees that it shall make adjustments to or relocate of the facilities within sixty (60) days from the date requested to do so by Rankin County, the failure of which shall result in a withdrawal of Applicant's rights hereunder. Further, any maintenance, repair, or construction shall be done in such a manner as to occasion the least possible interference with the normal flow and safety of traffic.

A general description of the size, type, nature, and extent of the Utility work to be done is as follows:

The Applicant understands and agrees that, except as herein stated, no right, title, claim or easement to said road right-of-way is granted by the issuance of this permit and that if this Utility Facility is not placed within the allowable horizontal and vertical limits as listed in the general provisions of the Policy, it will be adjusted to comply with same without cost to the County, unless the variance from the Policy has been approved by the granting of the permit pursuant to this Application.

The Applicant further understands that the Utility's engineering plant or other personnel will be responsible for the staking and construction supervision of the work set out above and as shown on the attached plans.

Rankin County intends the following:

1. Cooperate with the Utility Company to avoid unnecessary conflicts in locating, constructing, and maintaining County Roads and Utilities.
2. Use legal means to see that Policy Standards, except to the extent of any variance shown on the plans filed herewith and approved, are complied within the facility installation.
3. If the County Engineer or other authorized representative of the Board of Supervisors approves the drawings, sketches, and plans submitted by the Applicant, he shall so indicate by signing and dating the Permit Approval at the end of this Application, and the sketches and plans are not approved, they shall promptly notify the applicant, and advise it of the reason or reasons. He will also act as the duly appointed representative of the Board of Supervisors and will give his approval to the completed work as being in the compliance with the location and standards shown in the Policy in this Agreement for the installation.
4. Should any term or provision of the Application Agreement conflict with the law of the State of Mississippi, the Mississippi Constitution, or the United States Constitution, or impair or deny to the Applicant or the County any right protected thereby, it shall be deemed amended to conform to said law or Constitution.

By submitting this Application, the Applicant **CERTIFIES** to Rankin County as follows:

1. The applicant has researched Mississippi 811 records and certifies that all existing utilities within the limits of the project that lie in the county right-of-way covered by this permit application are shown on this permit application, complete with type and owner of existing utility, and;
2. The owners of all existing utilities within the limits of the project that lie in the county right-of-way covered by this permit application have been provided with a copy of this permit application for informational purposes only, and;

3. That the proposed utility covered by this permit application will be installed at a minimum horizontal distance of eighteen inches (18") from any other existing utility OR, If eighteen-inch (18") horizontal clearance is not maintained, Applicant agrees to waive any rights to compensation for the repair of the proposed utility covered by this permit application for any non-negligent damage to the utility covered by this permit application caused by the operation and maintenance activities of any utility operator of an existing utility shown on this permit application that lies closer than eighteen inches (18") horizontally to the utility covered under this permit application; AND,
4. That Applicant waives any and all right to compensation from Rankin County for removal of, relocating of, or future damage caused by Rankin County to, any utility placed as a result of this Application.
5. The applicant will abide by each provision and term as reflected on Exhibit "A" attached hereto and incorporated herein by reference.

WITNESS the signature of the Applicant this the 7 day of MAY 2025

Sam Newsom SAM NEWSOM

NAME

SR SPECIALIST DESIGN ENG
TITLE

RANKIN COUNTY UTILITY PERMIT

The permit for the installation or adjustment of the utilities applied for is granted under the authority of the Rankin County Board of Supervisors Road Right-of-Way permit policy. The following conditions must be satisfied for this Permit to remain valid:

1. Applicant and/or Contractor performing services must display a minimum 20 inch by 20-inch sign indicating the name of the applicant and the name of the contractor performing services (if applicable) at an obvious and visible location in close proximity to the location where utilities are being installed/relocated.
2. A copy of the approved utility permit application and a copy of this Permit must be placed in all vehicles utilized by Applicant and/or Contractor.
3. The depiction of the work area submitted by applicant has been reviewed by Rankin County for the purpose of confirming that placement of utility infrastructure by applicant will not conflict with Rankin County public maintenance responsibility. No representation or warranty is made by Rankin County regarding the accuracy of the public rights-of-way reflected on applicant's work area depiction. The applicant remains solely responsible for delineating the public rights-of-way associated with the work area and for confirming the limits of the public rights-of-way as Rankin County will not certify to the accuracy thereof.
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6. The Applicant shall provide CAD FORMAT (or other appropriate digital format suitable for county use). AS-BUILT DRAWINGS DEPICTING DESCRIPTION, LOCATION, AND DEPTH OF ALL INSTALLED UTILITIES to the Rankin County Road Manager and the Rankin County Consulting Engineer. A ".pdf" version of as-built drawings must be delivered to the Rankin County Administrator at project completion.

APPROVED this the 15 day of May, 2025. This Permit shall expire and become null and void _____ days from the date of approval and/or issuance.

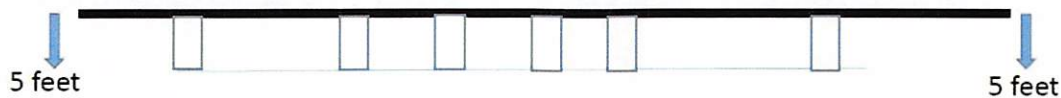


 RANKIN COUNTY ROAD MANAGER

Name of Applicant: ATT
 Location of Project: Mandy Dr.
 Type of Utility: Fiber

Utility Contractor Requirements & Responsibilities:

- 1) Fill out a utility permit form entirely and include the following:
 - a) Permits in the back 8 foot Right of Way do not require detailed drawings, only an outline drawing of the project with enough detail to denote which side of the road the utility will be placed.
 - b) Detailed drawings are required when work is outside the back 8 foot of Right of Way and shall provide enough detail with dimensions from existing features so that the install location can be easily field reviewed.
 - c) Verification of utility easements for subdivision is the contractor's responsibility.
 - d) Submit entire utility permit package to utpermit@rankincounty.org.
- 2) Once approved by the Board of Supervisors the Contractor will be notified via email from UT permits.
 - a) After receiving the approved utility permit all correspondence will be utpermit@rankincounty.org
 - b) 48 hours' notice form is required to be sent to utpermit@rankincounty.org 48 hours before the start date of work.
 - c) The point of contact must be knowledge of the permit and able to effectively communicate with the inspector.
- 3) Boring/Excavating Operations:
 - a) Operational days are only Monday through Friday.
 - b) All utility must be potholed by a smooth mouth excavator or hydro excavation.
 - c) Cable placement must be marked.
 - d) Flat boring is the only boring authorized. No Rainboring boring is allowed.
 - e) All excavators MUST be smooth mouthed buckets only (teeth buckets Not allowed).
 - f) One Boring Rig is allowed six pits within a 48-hour time frame.
 - g) Boring holes will only be at a depth of 5 feet.
 - h) When not actively working open holes wrap with orange safety construction fencing.
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- c) The third occurrence of damage at the worksite will result in termination of the utility permit, complete operational shutdown and equipment removal. The contractor will have to meet with the county Board of Supervisors for approval of future operations within the county.



Contractor's Application for Payment No. 8

Application Period: 4/6/25 - 5/7/25		Application Date: 5/7/25
To (Owner): Rankin County Board of Supervisors	From (Contractor): Southeastern Pipeline & Environmental Services	Via (Engineer): N/A
Project: Pinebrook Subdivision	Contract: Watershed Protection Program Element 2.02 Pinebrook Subdivision	
Owner's Contract No.:	Contractor's Project No.: 340-24	Engineer's Project No.: N/A

Application For Payment Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1		
TOTALS		
NET CHANGE BY		
CHANGE ORDERS		

1. ORIGINAL CONTRACT PRICE.....	\$ 4,449,044.50
2. Net change by Change Orders.....	\$
3. Current Contract Price (Line 1 ± 2).....	\$ 4,449,044.50
4. TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$ 3,384,842.25
5. RETAINAGE:	
a. 5% X \$3,384,842.25 Work Completed.....	\$ 169,242.11
b. 5% X Stored Material.....	\$
c. Total Retainage (Line 5.a + Line 5.b).....	\$ 169,242.11
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$ 3,215,600.14
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 2,772,988.01
8. AMOUNT DUE THIS APPLICATION.....	\$ 442,612.13
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$ 1,233,444.36

Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

(1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;

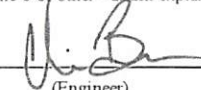
(2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and

(3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

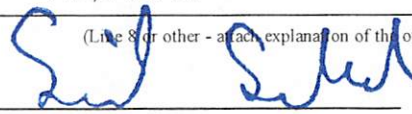
Contractor Signature

By:  Date: 5/8/25

Payment of: \$ 442,612.13
(Line 8 or other - attach explanation of the other amount)

is recommended by:  5/12/2025
(Engineer) (Date)

Payment of: \$ 442,612.13
(Line 8 or other - attach explanation of the other amount)

is approved by:  5/15/2025
(Owner) (Date)

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

Contractor's Application

EJCDC® C-620 Contractor's Application for Payment
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Progress Estimate - Unit Price Work

Contractor's Application

For (Contract) Pinebrook Subdivision						Application Number 8					
Application Period 4/6/25 - 5/7/25						Application Date 5/7/25					
A					B	C	D	E	F		
Bid Item No.	Item Description	Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
		Item Quantity	Units	Unit Price	Total Value of Item (\$)						
1	Mobilization	1	LS	\$ 300,000.00	\$300,000.00	1	\$300,000.00		\$300,000.00	100.0%	
2	Cleaning and Grubbing	6.8	Acre	\$ 75,000.00	\$510,000.00	6.8	\$510,000.00		\$510,000.00	100.0%	
3	Construction Entrance	3	EA	\$ 15,000.00	\$45,000.00	3	\$45,000.00		\$45,000.00	100.0%	
4	Excess Excavation (Hauled off site)	15467.2	CY	\$ 14.00	\$216,540.80	16384	\$229,376.00		\$229,376.00	105.9%	-\$12,835.20
5	Unclassified Excavation	1000	CY	\$ 10.00	\$10,000.00	1000	\$10,000.00		\$10,000.00	100.0%	
6	Rip Rap (200 lb)	12422.5	TN	\$ 110.00	\$1,366,475.00	12422.5	\$1,366,475.00		\$1,366,475.00	100.0%	
7	Filter Fabric	13000	SY	\$ 2.00	\$26,000.00	13000	\$26,000.00		\$26,000.00	100.0%	
8	Asphalt Paving (SC-1)	2143.3	TN	\$ 126.00	\$270,055.80						\$270,055.80
9	Cold Milling	6503.6	SY	\$ 5.75	\$37,395.70						\$37,395.70
10	Concrete Minor Structures	175.6	CY	\$ 775.00	\$136,090.00	113.25	\$87,768.75		\$87,768.75	64.5%	\$48,321.25
11	Reinforcement	17,675.4	LB	\$ 3.00	\$53,026.20	13352	\$40,056.00		\$40,056.00	75.5%	\$12,970.20
12	Castings	2,765	LB	\$ 30.00	\$82,950.00	2520	\$75,600.00		\$75,600.00	91.1%	\$7,350.00
13	Silt Fence	6,500	LF	\$ 5.00	\$32,500.00	5100	\$25,500.00		\$25,500.00	78.5%	\$7,000.00
14	Wattles	1,000	LF	\$ 4.00	\$4,000.00						\$4,000.00
15	610 Crushed Stone	500	TN	\$ 95.00	\$47,500.00	249.78	\$23,729.10		\$23,729.10	50.0%	\$23,770.90
16	Rip Rap for Erosion Control	1,000	TN	\$ 110.00	\$110,000.00	478.94	\$52,683.40		\$52,683.40	47.9%	\$57,316.60
17	Topsoil Seeding	6.3	Acre	\$ 550.00	\$3,465.00	6.3	\$3,465.00		\$3,465.00	100.0%	
18	Vegetative Mulch	8	TN	\$ 1,000.00	\$8,000.00	8	\$8,000.00		\$8,000.00	100.0%	
19	Grassing	3	Acre	\$ 1,250.00	\$4,250.00	3	\$3,750.00		\$3,750.00	88.2%	\$500.00
20	Utility Allowance	1	LS	\$ 150,000.00	\$150,000.00						\$150,000.00
A1-1	Clean and CCTV Storm Sewer Pipes	4,500	LF	\$ 30.00	\$135,000.00	2730	\$81,900.00		\$81,900.00	60.7%	\$53,100.00
A2-1	Cured in place lining 15"	80	LF	\$ 132.00	\$10,560.00	80	\$10,560.00		\$10,560.00	100.0%	
A2-2	Cured in place lining 18"	80	LF	\$ 144.00	\$11,520.00	80	\$11,520.00		\$11,520.00	100.0%	
A2-3	Cured in place lining 24"	404	LF	\$ 204.00	\$82,416.00	201	\$41,004.00		\$41,004.00	49.8%	\$41,412.00
A2-4	Cured in place lining 30"	590	LF	\$ 245.00	\$144,550.00	476	\$116,620.00		\$116,620.00	80.7%	\$27,930.00
A3-1	Cured in place lining 15"	72	LF	\$ 120.00	\$8,640.00	39	\$4,680.00		\$4,680.00	54.2%	\$3,960.00
A3-2	Cured in place lining 18"	422	LF	\$ 120.00	\$50,640.00	60	\$7,200.00		\$7,200.00	14.2%	\$43,440.00
A3-3	Cured in place lining 24"	866	LF	\$ 165.00	\$142,890.00	102	\$16,830.00		\$16,830.00	11.8%	\$126,060.00
A3-4	Cured in place lining 30"	738	LF	\$ 195.00	\$143,910.00	263	\$51,285.00		\$51,285.00	35.6%	\$92,625.00
A3-5	Cured in place lining 36"	896	LF	\$ 270.00	\$241,920.00	467	\$126,090.00		\$126,090.00	52.1%	\$115,830.00
A3-6	Cured in place lining 48"	150	LF	\$ 425.00	\$63,750.00	150	\$63,750.00		\$63,750.00	100.0%	
33	18" HDPE Pipe	20	LF	\$ 125.00	\$2,500.00	20	\$2,500.00		\$2,500.00	100.0%	
34	30" HDPE Pipe	20	LF	\$ 250.00	\$5,000.00	20	\$5,000.00		\$5,000.00	100.0%	
35	36" HDPE Pipe (Type I Laying Conditions)	60	LF	\$ 275.00	\$16,500.00	60	\$16,500.00		\$16,500.00	100.0%	
36	36" HDPE Pipe (Type II Laying Conditions)	20	LF	\$ 450.00	\$9,000.00	20	\$9,000.00		\$9,000.00	100.0%	
37	48" HDPE Pipe	40	LF	\$ 325.00	\$13,000.00	40	\$13,000.00		\$13,000.00	100.0%	
38											
39											
40											
41											
42											

Contractor's Application

EJCDC® C-620 Contractor's Application for Payment
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Contractor's Application

EJCDC® C-620 Contractor's Application for Payment
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Stored Material Summary

Contractor's Application

For (Contract)		Watershed Protection Program Element 2.02 Pinebrook Subdivision						Application Number		8	
Application Period		4/6/25 - 5/7/25						Application Date		5/7/25	
A		B		C		D		E	F		G
Bid Item No	Supplier Invoice No	Submittal No (with Specification Section No.)	Storage Location	Description of Materials or Equipment Stored	Stored Previously		Amount Stored this Month (\$)	Subtotal Amount Completed and Stored to Date (D + E)	Incorporated in Work		Materials Remaining in Storage (\$) (D + E - F)
					Date Placed into Storage (Month/Year)	Amount (\$)			Date (Month/Year)	Amount (\$)	
Totals							\$324,680.00				\$324,680.00

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: H24027-12

To Rankin Co. Board of Supervisors
Customer: 211 E Government Street Suite A
Brandon, MS 39042

Project H24027- Gunter Road Improvements
Phase II (Rebid), Florence, MS

Via Engineer M & G Enterprises dba Engineering
Service
115 Aerosmith Drive
Richland, MS 39218

Application No. JB App# 12
Period From: 4/1/2025
Period To: 4/30/2025

Distribution to :
☐ Owner
☐ Engineer
☐ Contractor
☐

From Contracto Hemphill Construction Company, Inc.
PO Drawer 879
1858 Hwy 49 South
Florence, MS 39073

Owner: Rankin County Board of Supervisors
211 East Government Street, Suite A
Brandon, MS 39072

External N/A
Contract No.

Contract Date: 2/15/2024

Application Date: 5/6/2025

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum	\$3,513,607.00
2. Net Change By Change Order	\$12,412.00
3. Contract Sum To Date	\$3,526,019.00
4. Work Completed To Date	\$2,903,769.20
5. Stored Materials Inventory	\$0.00
6. Total Completed and Stored To Date	\$2,903,769.20
7. Retainage	
a. Maximum Retainage is in effect.	
b. Securities are furnished in lieu of Retainage.	\$115,000.00
c. Retainage on Work Completed to Date 2.50 %	\$72,594.23
d. Retainage on Stored Materials Inventory 0.00 %	\$0.00
e. Total Calculated Retainage	\$72,594.23
f. Total Retainage To Be Withheld	\$0.00
8. Total Earned Less Retainage	\$2,903,769.20
9. Less Previous Certificates For Payments	\$2,803,053.11
10. Current Payment Due	\$100,716.09
11. Balance to Finish, Plus Retainage.	\$622,249.80

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$13,252.00	\$840.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$13,252.00	\$840.00
Net Changes By Change Order	\$12,412.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: Hemphill Construction Company, Inc.

By: [Signature] Date: 5/6/2025

State of: Mississippi County of: Simpson
Subscribed and sworn to before me this 6th day of May 2025
Notary Public: [Signature]
My Commission expires: January 29, 2028



ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Engineer certifies to the Owner that to the best of the Engineer's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED **\$100,716.09**

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER:

By: [Signature] Date: 5/12/2025

OWNER:

By: [Signature] Date: 5/15/25

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Attachment: Gunter Road Improvement Phase II Project - Approval of Pay Application No. 12

CONTINUATION SHEET

Application and Certification for Payment, containing
Engineer's signed certification is attached.
Tabulations below.

Application No. : JB App# 12
Application Date : 05/06/25
Period From: 04/01/25
Period To: 04/30/25
External Contract No.:

Invoice # : H24027-12

Contract : H24027- Gunter Road Improvements Phase II (Rebid), Florence, MS

Item No.	Description of Item	Contract U of M	Units	Cost Per Unit	Total Cost Of Contract	Previous Quantity	Current Quantity	To Date Quantity	Previous Cost	Current Cost	Stored Materials	Total Completed and Stored	Balance to Finish	Percent Complete
Base Bid														
01	Mobilization	LS	1.00	\$297,300.00	\$297,300.00	1.00	0.00	1.00	\$297,300.00	\$0.00	0.00	\$297,300.00	\$0.00	100.00%
02	Clearing and Grubbing	LS	1.00	\$180,776.32	\$180,776.32	1.00	0.00	1.00	\$180,776.32	\$0.00	0.00	\$180,776.32	\$0.00	100.00%
03	Removal of Pipe (All Type and Sizes)	LF	1,280.00	\$7.00	\$8,960.00	1,141.00	0.00	1,141.00	\$7,987.00	\$0.00	0.00	\$7,987.00	\$973.00	89.14%
04	Removal of Asphalt	SY	426.00	\$20.50	\$8,733.00	1,636.74	0.00	1,636.74	\$33,553.17	\$0.00	0.00	\$33,553.17	\$-24,820.17	384.21%
05	Unclassified Excavation	CY	1,500.00	\$10.00	\$15,000.00	3,262.30	0.00	3,262.30	\$32,623.00	\$0.00	0.00	\$32,623.00	\$-17,623.00	217.49%
06	Muck Excavation	CY	1,800.00	\$25.00	\$45,000.00	0.00	367.59	367.59	\$0.00	\$9,189.75	0.00	\$9,189.75	\$35,810.25	20.42%
07	Borrow Excavation	CY	7,800.00	\$34.00	\$265,200.00	4,320.80	0.00	4,320.80	\$82,293.60	\$0.00	0.00	\$82,293.60	\$182,906.40	31.03%
08	Excess Excavation	CY	5,200.00	\$25.00	\$130,000.00	5,598.20	160.55	5,758.75	\$139,955.00	\$4,013.75	0.00	\$143,968.75	\$-13,968.75	110.75%
09	Granular Material (610 Crushed Stone)	TON	9,100.00	\$56.50	\$514,150.00	4,545.74	0.00	4,545.74	\$256,834.31	\$0.00	0.00	\$256,834.31	\$257,315.69	49.95%
10	Asphalt Surface Course	TON	1,300.00	\$156.50	\$203,450.00	1,720.23	0.00	1,720.23	\$269,216.00	\$0.00	0.00	\$269,216.00	\$-65,766.00	132.33%
11	Asphalt Base Course	TON	340.00	\$148.50	\$50,490.00	385.67	0.00	385.67	\$57,272.00	\$0.00	0.00	\$57,272.00	\$-6,782.00	113.43%
12	Asphalt Base Course Widening	TON	540.00	\$267.00	\$144,180.00	615.87	0.00	615.87	\$164,437.29	\$0.00	0.00	\$164,437.29	\$-20,257.29	114.05%
13	Asphalt Leveling	TON	200.00	\$167.50	\$33,500.00	238.31	0.00	238.31	\$39,916.93	\$0.00	0.00	\$39,916.93	\$-6,416.93	119.16%
14	18" RCP Class III	LF	72.00	\$80.00	\$5,760.00	48.00	0.00	48.00	\$3,840.00	\$0.00	0.00	\$3,840.00	\$1,920.00	66.67%
15	24" RCP Class III	LF	36.00	\$95.00	\$3,420.00	88.00	0.00	88.00	\$8,360.00	\$0.00	0.00	\$8,360.00	\$-4,940.00	244.44%
16	30" RCP Class III	LF	116.00	\$120.00	\$13,920.00	80.00	0.00	80.00	\$9,600.00	\$0.00	0.00	\$9,600.00	\$4,320.00	68.97%
17	44" x 27" RCAP Class III	LF	48.00	\$150.00	\$7,200.00	48.00	0.00	48.00	\$7,200.00	\$0.00	0.00	\$7,200.00	\$0.00	100.00%
18	51" x 31" RCAP Class III	LF	40.00	\$165.00	\$6,600.00	40.00	0.00	40.00	\$6,600.00	\$0.00	0.00	\$6,600.00	\$0.00	100.00%
19	58" x 36" RCAP Class III	LF	144.00	\$180.00	\$25,920.00	120.00	0.00	120.00	\$21,600.00	\$0.00	0.00	\$21,600.00	\$4,320.00	83.33%
20	24" RCP Class III FES	EA	2.00	\$1,850.00	\$3,700.00	2.00	0.00	2.00	\$3,700.00	\$0.00	0.00	\$3,700.00	\$0.00	100.00%
21	30" RCP Class III FES	EA	4.00	\$2,000.00	\$8,000.00	2.00	0.00	2.00	\$4,000.00	\$0.00	0.00	\$4,000.00	\$4,000.00	50.00%
22	18" HP Pipe	LF	430.00	\$40.00	\$17,200.00	750.00	30.00	780.00	\$30,000.00	\$1,200.00	0.00	\$31,200.00	\$-14,000.00	181.40%
23	24" HP Pipe	LF	30.00	\$75.00	\$2,250.00	65.00	0.00	65.00	\$4,875.00	\$0.00	0.00	\$4,875.00	\$-2,625.00	216.67%
24	Concrete (Class B Minor Structures)	CY	12.53	\$7,750.00	\$97,107.50	16.48	0.00	16.48	\$127,720.00	\$0.00	0.00	\$127,720.00	\$-30,612.50	131.52%
25	Reinforcement Steel	LBS	1,644.00	\$1.00	\$1,644.00	2,098.00	0.00	2,098.00	\$2,098.00	\$0.00	0.00	\$2,098.00	\$-454.00	127.62%
26	Concrete Driveway Repair	SY	487.00	\$90.50	\$44,073.50	114.00	92.60	206.60	\$10,317.00	\$8,380.30	0.00	\$18,697.30	\$25,376.20	42.42%
27	Asphalt Driveway Repair	SY	913.00	\$116.50	\$106,364.50	785.00	0.00	785.00	\$91,452.50	\$0.00	0.00	\$91,452.50	\$14,912.00	85.98%
28	Gravel Driveway Repair	SY	167.00	\$8.50	\$1,419.50	167.00	0.00	167.00	\$1,419.50	\$0.00	0.00	\$1,419.50	\$0.00	100.00%
29	Traffic Control	LS	1.00	\$165,000.00	\$165,000.00	0.90	0.00	0.90	\$148,500.00	\$0.00	0.00	\$148,500.00	\$16,500.00	90.00%
30	Granular Material (610 Crushed Stone) for Traffic Control	TON	600.00	\$56.50	\$33,900.00	355.15	17.40	372.55	\$20,065.98	\$983.10	0.00	\$21,049.08	\$12,850.92	62.09%

Attachment: Gunter Road Improvement Phase II Project - Approval of Pay Application No. 12

CONTINUATION SHEET

Application and Certification for Payment, containing
Engineer's signed certification is attached.
Tabulations below.

Application No. : JB App# 12
Application Date : 05/06/25
Period From: 04/01/25
Period To: 04/30/25
External Contract No.:

Invoice # : H24027-12

Contract : H24027- Gunter Road Improvements Phase II (Rebid), Florence, MS

Item No.	Description of Item	Contract U of M	Units	Cost Per Unit	Total Cost Of Contract	Previous Quantity	Current Quantity	To Date Quantity	Previous Cost	Current Cost	Stored Materials	Total Completed and Stored	Balance to Finish	Percent Complete
	Base Bid													
31	Construction Staking	LS	1.00	\$57,000.00	\$57,000.00	1.00	0.00	1.00	\$57,000.00	\$0.00	0.00	\$57,000.00	\$0.00	100.00%
32	Type III Barricades	EA	10.00	\$1,457.50	\$14,575.00	9.00	0.00	9.00	\$13,117.50	\$0.00	0.00	\$13,117.50	\$1,457.50	90.00%
33	Message Board	EA	2.00	\$14,837.00	\$29,674.00	2.00	0.00	2.00	\$29,674.00	\$0.00	0.00	\$29,674.00	\$0.00	100.00%
34	Additional Construction Signs	SF	25.00	\$10.00	\$250.00	22.69	0.00	22.69	\$226.90	\$0.00	0.00	\$226.90	\$23.10	90.76%
35	Temporary Traffic Markings (Continuous Yellow)	mL	2.10	\$1,813.50	\$3,808.35	2.06	0.00	2.06	\$3,735.81	\$0.00	0.00	\$3,735.81	\$72.54	98.10%
36	Temporary Traffic Markings (Continuous White)	mL	2.10	\$1,813.50	\$3,808.35	1.96	0.00	1.96	\$3,554.46	\$0.00	0.00	\$3,554.46	\$253.89	93.33%
37	Temporary Traffic Markings (Detail White)	LF	175.00	\$1.50	\$262.50	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$262.50	0.00%
38	Thermoplastic Edge Stripe (Continuous White 90 Mils)	mL	2.10	\$7,367.50	\$15,471.75	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$15,471.75	0.00%
39	Thermoplastic Traffic Stripe (Continuous Yellow 120 Mils)	mL	1.90	\$7,254.50	\$13,783.55	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$13,783.55	0.00%
40	Thermoplastic Traffic Stripe (Skip Yellow 120 Mils)	mL	0.15	\$4,080.53	\$612.08	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$612.08	0.00%
41	Thermoplastic Detail Marking White	LF	336.00	\$7.00	\$2,352.00	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$2,352.00	0.00%
42	Permanent Traffic Signs	SF	85.00	\$59.50	\$5,057.50	154.25	0.00	154.25	\$9,177.88	\$0.00	0.00	\$9,177.88	\$-4,120.38	181.47%
43	U Section Sign Post	LF	340.00	\$23.50	\$7,990.00	320.00	0.00	320.00	\$7,520.00	\$0.00	0.00	\$7,520.00	\$470.00	94.12%
44	High Performance Two Way Yellow Reflectors	EA	220.00	\$10.00	\$2,200.00	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$2,200.00	0.00%
45	Utility Allowance	LS	1.00	\$148,000.00	\$148,000.00	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$148,000.00	0.00%
46	Temporary Silt Fence	LF	7,500.00	\$3.50	\$26,250.00	10,451.00	0.00	10,451.00	\$36,578.50	\$0.00	0.00	\$36,578.50	\$-10,328.50	139.35%
47	Temporary Wattles	LF	1,360.00	\$6.00	\$8,160.00	1,290.00	0.00	1,290.00	\$7,740.00	\$0.00	0.00	\$7,740.00	\$420.00	94.85%
48	Temporary Seeding	AC	9.00	\$907.00	\$8,163.00	9.00	0.00	9.00	\$8,163.00	\$0.00	0.00	\$8,163.00	\$0.00	100.00%
49	Vegetative Material for Mulch	TON	20.00	\$226.50	\$4,530.00	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$4,530.00	0.00%
50	Temporary Rip Rap for Erosion Control	TON	200.00	\$105.50	\$21,100.00	100.38	0.00	100.38	\$10,590.09	\$0.00	0.00	\$10,590.09	\$10,509.91	50.19%
51	Seeding	AC	10.60	\$1,133.50	\$12,015.10	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$12,015.10	0.00%
52	Rip Rap 200lb	TON	1,750.00	\$101.50	\$177,625.00	121.59	740.83	862.42	\$12,341.39	\$75,194.24	0.00	\$87,535.63	\$90,089.37	49.28%
53	Filter Fabric for Rip Rap	SY	1,790.00	\$2.25	\$4,027.50	639.86	779.98	1,419.84	\$1,439.69	\$1,754.95	0.00	\$3,194.64	\$832.86	79.32%
54	Concrete for Paved Ditches	CY	2.00	\$771.50	\$1,543.00	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$1,543.00	0.00%
55	Geotextile Ditch Liner	SY	1,500.00	\$2.50	\$3,750.00	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$3,750.00	0.00%
04	Removal of Asphalt	SY	160.00	\$20.50	\$3,280.00	626.55	0.00	626.55	\$12,844.29	\$0.00	0.00	\$12,844.29	\$-9,564.29	391.59%
08	Excess Excavation	CY	200.00	\$25.00	\$5,000.00	813.00	0.00	813.00	\$20,325.00	\$0.00	0.00	\$20,325.00	\$-15,325.00	406.50%
	Base Bid Totals				\$3,020,507.00				\$2,297,541.11	\$100,716.09	\$0.00	\$2,398,257.20	\$622,249.80	79.40%

Attachment: Gunter Road Improvement Phase II Project - Approval of Pay Application No. 12

CONTINUATION SHEET

Application and Certification for Payment, containing
Engineer's signed certification is attached.
Tabulations below.

Application No. : JB App# 12
Application Date : 05/06/25
Period From: 04/01/25
Period To: 04/30/25
External Contract No.:

Invoice # : H24027-12

Contract : H24027- Gunter Road Improvements Phase II (Rebid), Florence, MS

Item No.	Description of Item	Contract U of M	Units	Cost Per Unit	Total Cost Of Contract	Previous Quantity	Current Quantity	To Date Quantity	Previous Cost	Current Cost	Stored Materials	Total Completed and Stored	Balance to Finish	Percent Complete
Add Alternate 2														
AA2-01	4" PVC, SDR 21	LF	0.00	\$35.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00%
AA2-02	6" PVC, SDR 21	LF	0.00	\$40.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00%
AA2-03	8" PVC, SDR 21	LF	0.00	\$48.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00%
AA2-04	6" HDPE, HDD, DR-11	LF	390.00	\$70.00	\$27,300.00	390.00	0.00	390.00	\$27,300.00	\$0.00	0.00	\$27,300.00	\$0.00	100.00%
AA2-05	8" HDPE, HDD, DR-11	LF	120.00	\$95.00	\$11,400.00	120.00	0.00	120.00	\$11,400.00	\$0.00	0.00	\$11,400.00	\$0.00	100.00%
AA2-06	8" HDPE Carrier Pipe, DR-11	LF	200.00	\$65.00	\$13,000.00	200.00	0.00	200.00	\$13,000.00	\$0.00	0.00	\$13,000.00	\$0.00	100.00%
AA2-07	6" HDPE Carrier Pipe, DR-11	LF	32.00	\$60.00	\$1,920.00	32.00	0.00	32.00	\$1,920.00	\$0.00	0.00	\$1,920.00	\$0.00	100.00%
AA2-08	4" HDPE Carrier Pipe, DR-11	LF	50.00	\$35.00	\$1,750.00	50.00	0.00	50.00	\$1,750.00	\$0.00	0.00	\$1,750.00	\$0.00	100.00%
AA2-09	8" HDPE Casing, DR-11	LF	40.00	\$80.00	\$3,200.00	40.00	0.00	40.00	\$3,200.00	\$0.00	0.00	\$3,200.00	\$0.00	100.00%
AA2-10	12" HDPE Casing, DR-11	LF	125.00	\$145.00	\$18,125.00	125.00	0.00	125.00	\$18,125.00	\$0.00	0.00	\$18,125.00	\$0.00	100.00%
AA2-11	16" HDPE Casing, DR-11	LF	60.00	\$315.00	\$18,900.00	60.00	0.00	60.00	\$18,900.00	\$0.00	0.00	\$18,900.00	\$0.00	100.00%
AA2-12	6" PVC Carrier Bore, SDR-21	LF	0.00	\$46.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00%
AA2-13	8" PVC Carrier Bore, SDR-21	LF	0.00	\$66.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00%
AA2-14	2" Gate Valve	EA	1.00	\$1,155.00	\$1,155.00	1.00	0.00	1.00	\$1,155.00	\$0.00	0.00	\$1,155.00	\$0.00	100.00%
AA2-15	4" Gate Valve	EA	9.00	\$1,390.00	\$12,510.00	9.00	0.00	9.00	\$12,510.00	\$0.00	0.00	\$12,510.00	\$0.00	100.00%
AA2-16	6" Gate Valve	EA	3.00	\$1,740.00	\$5,220.00	3.00	0.00	3.00	\$5,220.00	\$0.00	0.00	\$5,220.00	\$0.00	100.00%
AA2-17	8" Gate Valve	EA	16.00	\$2,350.00	\$37,600.00	16.00	0.00	16.00	\$37,600.00	\$0.00	0.00	\$37,600.00	\$0.00	100.00%
AA2-18	Existing Meter Reconnections	EA	34.00	\$500.00	\$17,000.00	34.00	0.00	34.00	\$17,000.00	\$0.00	0.00	\$17,000.00	\$0.00	100.00%
AA2-19	Tie in to Existing/Proposed Line	EA	11.00	\$2,500.00	\$27,500.00	11.00	0.00	11.00	\$27,500.00	\$0.00	0.00	\$27,500.00	\$0.00	100.00%
AA2-20	Fire Hydrant Assembly	EA	0.00	\$5,400.00	\$0.00	0.00	0.00	0.00	\$0.00	\$0.00	0.00	\$0.00	\$0.00	0.00%
CO1.1	4" PVC, SDR 26	LF	189.00	\$34.00	\$6,426.00	189.00	0.00	189.00	\$6,426.00	\$0.00	0.00	\$6,426.00	\$0.00	100.00%
CO1.2	6" PVC, SDR 26	LF	3,328.00	\$38.00	\$126,464.00	3,328.00	0.00	3,328.00	\$126,464.00	\$0.00	0.00	\$126,464.00	\$0.00	100.00%
CO1.3	8" PVC, SDR 26	LF	3,097.00	\$46.00	\$142,462.00	3,097.00	0.00	3,097.00	\$142,462.00	\$0.00	0.00	\$142,462.00	\$0.00	100.00%
CO1.4	6" PVC Carrier Bore, SDR-26	LF	200.00	\$44.00	\$8,800.00	200.00	0.00	200.00	\$8,800.00	\$0.00	0.00	\$8,800.00	\$0.00	100.00%
CO1.5	8" PVC Carrier Bore, SDR-26	LF	120.00	\$64.00	\$7,680.00	120.00	0.00	120.00	\$7,680.00	\$0.00	0.00	\$7,680.00	\$0.00	100.00%
CO2.21	Relocate Water Meter to ROW	EA	18.00	\$450.00	\$8,100.00	18.00	0.00	18.00	\$8,100.00	\$0.00	0.00	\$8,100.00	\$0.00	100.00%
CO2.22	Remove and Relocate Fire Hydrant	EA	1.00	\$3,000.00	\$3,000.00	1.00	0.00	1.00	\$3,000.00	\$0.00	0.00	\$3,000.00	\$0.00	100.00%
CO2.23	Cut and Cap Existing Water Main	EA	8.00	\$750.00	\$6,000.00	8.00	0.00	8.00	\$6,000.00	\$0.00	0.00	\$6,000.00	\$0.00	100.00%
Add Alternate 2 Totals					\$505,512.00				\$505,512.00	\$0.00	\$0.00	\$505,512.00	\$0.00	100.00%
Grand Totals					\$3,526,019.00				\$2,803,053.11	\$100,716.09	\$0.00	\$2,903,769.20	\$622,249.80	82.35%

Attachment: Gunter Road Improvement Phase II Project - Approval of Pay Application No. 12 (\$100,716.09)

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR JEFFREY COY,
TRICKHAMBRIDGE RD**

WHEREAS, Jeffrey Coy did file a petition for a conditional use permit to place a 2025, 16'x80' manufactured home on a 3.46-acre property located on Trickhambridge Rd, Brandon, MS 39042; and

WHEREAS, all notice requirements of the Zoning Ordinance of Rankin County were accomplished, and a public hearing was held on May 15, 2025, as required; and,

WHEREAS, The Planning Commission upon conclusion of the scheduled meeting on May 1, 2025 adopted a motion authorizing the Planning Staff to publish notice of public hearing for the request to place a 2025, 16'x80' manufactured home on a 3.46-acre property located on Trickhambridge Rd, Brandon, MS 39042; and,

WHEREAS, the Board of Supervisors of Rankin County, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance; and

WHEREAS, the Board of Supervisors are fully familiar with the request and the area involved in the request; and,

BE IT RESOLVED by the Board of Supervisors of Rankin County, Mississippi that the request to place a 2025, 16'x80' manufactured home on a 3.46-acre property located on Trickhambridge Rd, Brandon, MS 39042, is hereby granted and such action is taken pursuant to the findings of fact set out as follows:

1. The Board of Supervisors of Rankin County, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance.
2. The recommendation of the Planning Commission is advisory in nature.
3. The Board of Supervisors used their common knowledge and familiarity with the subject property and the surrounding neighborhood in determining its findings contained in this order.
4. This action will promote the general welfare of Rankin County and will not adversely affect adjacent property. Future projects within the designated area will remain subject to the Zoning Ordinance and approval of site plans or other matters will allow the County to continue to monitor the area.
5. The granting of this action does not relieve this request from compliance with any applicable law, court order, covenants, or contracts.

The foregoing Resolution, having been reduced to writing, Supervisor Gaines moved that said Resolution be adopted. Supervisor Calhoun seconded the motion. The vote was as follows:

Supervisor Scarbrough voted:	AYE
Supervisor Berry voted:	ABSENT
Supervisor Calhoun voted:	AYE
Supervisor Gaines voted:	AYE
Supervisor Bishop voted:	AYE

Where upon the President of the Board declared the motion carried and the resolution approved and adopted.

The foregoing resolution was approved this 15th day of May 2025.

SID SCARBROUGH, PRESIDENT
RANKIN COUNTY BOARD OF SUPERVISORS

ATTEST:

MARK SCARBROUGH, CLERK OF THE BOARD



**RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR TIFFANY
LINDSEY, ANDREW CHAPEL RD**

WHEREAS, Tiffany Lindsey did file a petition for a conditional use permit to place a 2025, 28'x72' manufactured home located on Andrew Chapel Rd, Brandon, MS 39042; and

WHEREAS, all notice requirements of the Zoning Ordinance of Rankin County were accomplished, and a public hearing was held on May 15, 2025, as required; and,

WHEREAS, The Planning Commission upon conclusion of the scheduled meeting on May 1, 2025 adopted a motion authorizing the Planning Staff to publish notice of public hearing for the request to place a 2025, 28'x72' manufactured home located on Andrew Chapel Rd, Brandon, MS 39042; and,

WHEREAS, the Board of Supervisors of Rankin County, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance; and

WHEREAS, the Board of Supervisors are fully familiar with the request and the area involved in the request; and,

BE IT RESOLVED by the Board of Supervisors of Rankin County, Mississippi that the request to place a 2025, 28'x72' manufactured home located on Andrew Chapel Rd, Brandon, MS 39042, is hereby granted and such action is taken pursuant to the findings of fact set out as follows:

1. The Board of Supervisors of Rankin County, Mississippi, have the final authority with regard to all matters involving the Zoning Ordinance.
2. The recommendation of the Planning Commission is advisory in nature.
3. The Board of Supervisors used their common knowledge and familiarity with the subject property and the surrounding neighborhood in determining its findings contained in this order.
4. This action will promote the general welfare of Rankin County and will not adversely affect adjacent property. Future projects within the designated area will remain subject to the Zoning Ordinance and approval of site plans or other matters will allow the County to continue to monitor the area.
5. The granting of this action does not relieve this request from compliance with any applicable law, court order, covenants, or contracts.

The foregoing Resolution, having been reduced to writing, Supervisor Gaines moved that said Resolution be adopted. Supervisor Bishop seconded the motion. The vote was as follows:

Supervisor Scarbrough voted:	AYE
Supervisor Berry voted:	ABSENT
Supervisor Calhoun voted:	AYE
Supervisor Gaines voted:	AYE
Supervisor Bishop voted:	AYE

Where upon the President of the Board declared the motion carried and the resolution approved and adopted.

The foregoing resolution was approved this 15th day of May 2025.

**SID SCARBROUGH, PRESIDENT
RANKIN COUNTY BOARD OF SUPERVISORS**

ATTEST:

MARK SCARBROUGH, CLERK OF THE BOARD



AN ORDINANCE BY THE BOARD OF SUPERVISORS OF RANKIN COUNTY, MISSISSIPPI AMENDING THE OFFICIAL ZONING ORDINANCE, COMPREHENSIVE PLAN AND ZONING MAP OF RANKIN COUNTY, MISSISSIPPI FOR PARCEL K15-45-20 FROM RE-1 TO C-2.

WHEREAS, a public hearing, pursuant to Section 706.05 of the Zoning Ordinance of Rankin County, Mississippi, was set for the 15th day of May 2025, at 9:00 o'clock A.M.; and,

WHEREAS, Rankin County did cause notice of said hearing to be published in the *Rankin County News*, a newspaper published in Rankin County, Mississippi, in the manner and for the time required by law; and,

WHEREAS, at the time, date and place specified in the Notice, the Board of Supervisors of Rankin County, Mississippi, did conduct a full and complete hearing, and thereafter, did establish the following FINDINGS OF FACT THAT OCCURRED SINCE THE ADOPTION OF THE RANKIN COUNTY COMPREHENSIVE PLAN AND THE ADOPTION OF THE ZONING ORDINANCE ON MARCH 4, 2024:

- a. WE FIND: Property abuts C-2 zoning;
- b. WE FIND: Property is more suitable for commercial use and will blend closely with characteristics of the neighborhood;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Rankin County, Mississippi as follows, to-wit:

Section 1. That the matters and facts stated in the preamble hereof are found to be true and correct.

Section 2. That this matter was presented as required by Section 706 of the Rankin County Zoning Ordinance and the Board of Supervisors hereby find that this request meets the requirements of Section 706.03(a) Criteria for Rezoning.

Section 3. The Board of Supervisors used their common knowledge and familiarity with the subject property and the surrounding neighborhood in determining its findings contained in this order.

Section 4. That pursuant to Article XXIV of the Zoning Ordinance, the proposed use shall be "General Commercial District"

Section 5. That the following tracts of real property be, and the same are, hereby rezoned from their present RE-1 use district classifications to C-2 use district classification and that said rezoning is consistent with the current Comprehensive Plan of Rankin County, to-wit:

This certain parcel of land identified as K15-45-20 on the Rankin County Tax Assessor Ownership Map.

Said rezoning is consistent with the current Comprehensive Plan of Rankin County, to-wit:

Section 6. That the Rankin County Zoning Ordinance be, and the Official Zoning Map be, and the same hereby are, amended to reflect the foregoing changes in the zoning of the above-described real property.

ORDAINED, ADOPTED AND APPROVED BY THE BOARD OF SUPERVISORS OF RANKIN COUNTY, MISSISSIPPI, at a meeting thereof held on the 15th day of May 2025.

A motion for adoption was made by Supervisor Bishop and seconded by Supervisor Calhoun and the foregoing Ordinance having been first reduced to writing, and no request being made by any member of the Board of Supervisors that the Ordinance be read by the Chancery Clerk, before any vote was taken, it was submitted to the Board of Supervisors for the passage or rejection on roll call vote upon the vote being as follows, to-wit:

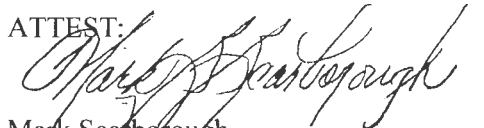
Supervisor Scarbrough voted:	AYE
Supervisor Berry voted:	ABSENT
Supervisor Calhoun voted:	AYE
Supervisor Gaines voted:	AYE
Supervisor Bishop voted:	AYE

Whereupon the Board President declared the motion carried and the Ordinance approved and adopted. The foregoing Ordinance was approved this 15th day of May 2025.

RANKIN COUNTY


Sid Scarbrough, President

ATTEST:


Mark Scarborough
Mark Scarborough, Chancery Clerk



AN ORDINANCE BY THE BOARD OF SUPERVISORS OF RANKIN COUNTY, MISSISSIPPI AMENDING THE OFFICIAL ZONING ORDINANCE, COMPREHENSIVE PLAN AND ZONING MAP OF RANKIN COUNTY, MISSISSIPPI FOR PARCELS K16-48 & K16-49 FROM A-1 TO C-2.

WHEREAS, a public hearing, pursuant to Section 706.05 of the Zoning Ordinance of Rankin County, Mississippi, was set for the 15th day of May, 2025, at 9:00 o'clock A.M.; and,

WHEREAS, Rankin County did cause notice of said hearing to be published in the *Rankin County News*, a newspaper published in Rankin County, Mississippi, in the manner and for the time required by law; and,

WHEREAS, at the time, date and place specified in the Notice, the Board of Supervisors of Rankin County, Mississippi, did conduct a full and complete hearing, and thereafter, did establish the following FINDINGS OF FACT THAT OCCURRED SINCE THE ADOPTION OF THE RANKIN COUNTY COMPREHENSIVE PLAN AND THE ADOPTION OF THE ZONING ORDINANCE ON MARCH 4, 2024.

- a. WE FIND: Properties are more suitable for commercial use and will blend closely with characteristics of the neighborhood;
- b. WE FIND: There is a need for C-2 zoning;

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of Rankin County, Mississippi as follows, to-wit:

Section 1. That the matters and facts stated in the preamble hereof are found to be true and correct.

Section 2. That this matter was presented as required by Section 706 of the Rankin County Zoning Ordinance and the Board of Supervisors hereby find that this request meets the requirements of Section 706.03(a) Criteria for Rezoning.

Section 3. The Board of Supervisors used their common knowledge and familiarity with the subject property and the surrounding neighborhood in determining its findings contained in this order.

Section 4. That pursuant to Article XXIV of the Zoning Ordinance, the proposed use shall be "General Commercial District"

Section 5. That the following tracts of real property be, and the same are, hereby rezoned from their present A-1 use district classifications to C-2 use district classification and that said rezoning is consistent with the current Comprehensive Plan of Rankin County, to-wit:

These certain parcels of land identified as K16-48 & K16-49 on the Rankin County Tax Assessor Ownership Map.

Said rezoning is consistent with the current Comprehensive Plan of Rankin County, to-wit:

Section 6. That the Rankin County Zoning Ordinance be, and the Official Zoning Map be, and the same hereby are, amended to reflect the foregoing changes in the zoning of the above-described real property.

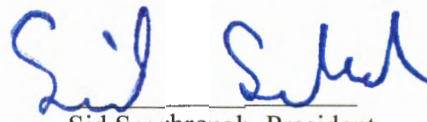
ORDAINED, ADOPTED AND APPROVED BY THE BOARD OF SUPERVISORS OF RANKIN COUNTY, MISSISSIPPI, at a meeting thereof held on the 15th day of May 2025.

A motion for adoption was made by Supervisor Gaines and seconded by Supervisor Bishop and the foregoing Ordinance having been first reduced to writing, and no request being made by any member of the Board of Supervisors that the Ordinance be read by the Chancery Clerk, before any vote was taken, it was submitted to the Board of Supervisors for the passage or rejection on roll call vote upon the vote being as follows, to-wit:

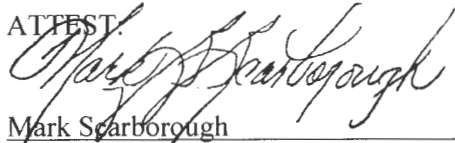
Supervisor Scarbrough voted:	AYE
Supervisor Berry voted:	ABSENT
Supervisor Calhoun voted:	AYE
Supervisor Gaines voted:	AYE
Supervisor Bishop voted:	AYE

Whereupon the Board President declared the motion carried and the Ordinance approved and adopted. The foregoing Ordinance was approved this 15th day of May 2025.

RANKIN COUNTY


Sid Scarbrough, President

ATTEST


Mark Scarborough
Mark Scarborough, Chancery Clerk



This is an official request from Artisan Pyrotechnics Inc. to produce a fireworks display for the Ross Barnett Independence Day Celebration.

I have attached the Insurance certificate.

The display will be conducted in accordance with NFPA 1123 guidelines, have a maximum shell diameter of 6", and is scheduled to begin between 8:45 and 9 pm on June 28, 2025. The duration is being left up to the technicians.

Should you require additional information, please feel free to call us at (601)928-9454. Please respond when approved. Thank you in advance.

Julie Ladner
Office/Sales Manager

(800) 329-9369 - Toll Free

(601) 928-9454 - Office

(601) 528-4178 – Cell

Artisan Pyrotechnics Inc.

P.O. BOX 250

Wiggins, MS 39577

<https://www.facebook.com/Artisanpyro>

<https://artisanpyro.com>



CERTIFICATE OF LIABILITY INSURANCE

 DATE (MM/DD/YYYY)
 2/10/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ryder Rosacker McCue & Huston (MGD by Hull & Company) 509 W Koenig St Grand Island NE 68801	CONTACT NAME: Kristy Wolfe PHONE (A/C, No, Ext): 308-382-2330 FAX (A/C, No): 308-382-7109 E-MAIL ADDRESS: kwolfe@ryderinsurance.com														
INSURED Artisan Pyrotechnics Inc 82 Grace Rd PO Drawer 250 Wiggins MS 39577	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A : SCOTTSDALE INS CO</td> <td>41297</td> </tr> <tr> <td>INSURER B : NATIONAL IND CO</td> <td>20087</td> </tr> <tr> <td>INSURER C :</td> <td></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : SCOTTSDALE INS CO	41297	INSURER B : NATIONAL IND CO	20087	INSURER C :		INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
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INSURER B : NATIONAL IND CO	20087														
INSURER C :															
INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES
CERTIFICATE NUMBER: 853897457

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			CPS8140461	1/20/2025	1/20/2026	EACH OCCURRENCE
	☒ COMMERCIAL GENERAL LIABILITY						\$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)
							\$ 100,000
							MED EXP (Any one person)
						\$ 5,000	
							PERSONAL & ADV INJURY
							\$ 1,000,000
							GENERAL AGGREGATE
							\$ 2,000,000
							PRODUCTS - COM/OP AGG
							\$ 2,000,000
							\$
B	AUTOMOBILE LIABILITY			73APS123597	1/20/2025	1/20/2026	COMBINED SINGLE LIMIT (Ea accident)
	☐ ANY AUTO						\$ 1,000,000
	☐ ALL OWNED AUTOS						BODILY INJURY (Per person)
	☒ SCHEDULED AUTOS						\$
	☐ HIRED AUTOS						BODILY INJURY (Per accident)
						\$	
							PROPERTY DAMAGE (Per accident)
							\$
							\$
A	UMBRELLA LIAB			FWS4000055	1/20/2025	1/20/2026	EACH OCCURRENCE
	☒ EXCESS LIAB						\$ 4,000,000
	☐ CLAIMS-MADE						AGGREGATE
							\$ 4,000,000
							\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			N/A			WC STATUTORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						OTHER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT
							\$
							E.L. DISEASE - EA EMPLOYEE
						\$	
							E.L. DISEASE - POLICY LIMIT
							\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

Regarding the General Liability coverage, Waiver of Subrogation applies to the entities listed below per attached form CG 24 53 when required by written agreement.

Regarding the General Liability coverage, Primary and Non-Contributory coverage applies to the entities listed below per attached form CG 20 01 when required by written agreement.

Regarding the General Liability coverage, Blanket Additional Insured applies to the entities listed below per attached form GLS-150s when required by written agreement.

Ross Barnett Reservoir Foundation and Pearl River Valley Water Supply District are named additionally insured with respect to the June 28, 2025 display.

CERTIFICATE HOLDER
CANCELLATION

Ross Barnett Reservoir Foundation PO Box 2180 Ridgeland MS 39047 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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APPLICATION TO THE RANKIN COUNTY BOARD OF SUPERVISORS
OF

RANKIN COUNTY, MISSISSIPPI
FOR EXEMPTION FROM AD VALOREM TAXES

APPLICATION OF COOPERWOOD SENIOR LIVING, LLC
FOR A NEW ENTERPRISE EXEMPTION FROM
AD VALOREM PROPERTY TAXES FOR ITS NEW HEALTH CARE FACILITY
FOR A PERIOD OF 10 YEARS AS AUTHORIZED BY SECTION 27-31-101(3)(j), *et seq.*, (as defined
in Section 57-117-3 Health Care Industry Zone Act)
OF THE
MISSISSIPPI CODE OF 1972, AS AMENDED

TO THE HONORABLE RANKIN COUNTY BOARD OF SUPERVISORS, RANKIN COUNTY,
MISSISSIPPI:

COMES NOW, **Cooperwood Senior Living, LLC dba Cooperwood Senior Living** (the "Applicant") and files this its Application for exemption from ad valorem taxes and respectfully represents unto the Rankin County Board of Supervisors of Rankin County, Mississippi as follows:

1. Applicant has negotiated in good faith with the Board as to the ad valorem tax exemption authorized by Code Section 27-31-101(3)(j) as defined by Section 57-117-3 *et seq.*, and related Code Sections. Applicant is in receipt of the **Health Care Industry Facility Certificate HC-37**, approved by the Mississippi Development Authority, (the "MDA") which has investigated and determined that Cooperwood Senior Living, LLC (dba Cooperwood Senior Living) qualifies for assistance under the Mississippi Health Care Industry Zone Act, pursuant to Section 57-117-1, *et seq.*, Mississippi Code of 1972 Annotated, as Amended. Applicant has met the requirements set forth by the MDA as indicated on attached certificate shown as "Exhibit B".
2. Applicant is a Mississippi Corporation and domiciled in the City of Flowood, Rankin County, Mississippi at SW corner of Highway 25 and Cooper Road. Applicant began construction in May of 2020 and opened in April of 2022. The Applicant's Healthcare operation employs over 40 full-time positions including Nurses (licensed and Registered), Care Givers, Health/Wellness Coordinators and full-time positions in Management, Administration and Sales. Over 200 jobs were created by the project during construction.
3. Applicant operates a state of the art Assisted Living and Memory Care facility within the County of Rankin, Mississippi, which facility is be a bona fide new enterprise of "public utility" within the meaning of Section 27-31-101 *et seq.*, and related Sections of Mississippi Code of 1972, as amended, and is eligible for exemption, namely Mississippi Code of Annotated Section 27-31-101(3)(j), as defined in Section 57-117-3 *et seq.*
4. The exemption prayed for in this Application is with regard to the tangible real and personal property of construction materials, furniture, fixtures, machinery, equipment, improvements, and other items of a tangible property nature, all of which are suitable for use, and are being used by the Applicant in its medical enterprise. And with respect to Applicant's said enterprise of "public utility" as enumerated in Code Section 27-31-101 *et seq.*, and related Sections of the Mississippi

Code 1972, as Amended, is eligible for the exemption, namely Mississippi Code Annotated Section 27-31-101(3)(j) *et seq.*, which will promote the healthcare industry in Mississippi, and support the development of Rankin County, Mississippi.

5. In accordance with the provisions of Code Section 27-31-101(3)(j) *et seq.*, as Amended, the exemption hereby claimed should commence on January 1st, 2023.
6. The true value of all real and personal property to be exempted is \$25,170,068.00, as shown on the itemized list attached hereto as "Exhibit A" and made a part hereof.
7. The exemption for ad valorem taxation on the tangible property described in "Exhibit A" should be granted for a 10-year period.

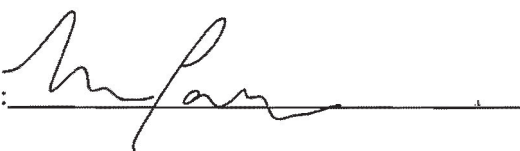
PRAYER

WHEREFORE, Applicant prays that this Board enter a finding that the Applicant has negotiated in good faith with the Rankin County Board of Supervisors as to the requested exemption; and the Applicant be granted an exemption, under Code Section 27-31- 101(3)(j) *et seq.*, as defined in Section 57-117-3 *et seq.*, from ad valorem taxation, as provided by law, for a 10 year period for the items of tangible real and personal property used in, or necessary to the operation of, the Applicant's new enterprise in the City of Flowood, Rankin County, Mississippi and described in "Exhibit A" attached hereto; and The Rankin County Board of Supervisors of Rankin County, Mississippi approve this Application by a Resolution spread upon its minutes, declaring that such property is exempt from all ad valorem taxation for a period of 10 years and forward the Application with copies in triplicate and a certified transcript of such approval to the Department of Revenue and that, upon approval, the Board enter a Final Order on its minutes granting the prayed for exemption and notify the County Tax Assessor of such exemption and obtain a certificate of the County Tax Assessor verifying the status of said property as non- taxable on the appropriate tax rolls.

RESPECTFULLY SUBMITTED, on this the 28th day of June 2023

APPLICANT:

Nirav Patel, Manager
Cooperwood Senior Living, LLC
dba/ Cooperwood Senior Living

By: 



Rankin County Board of Supervisors

211 East Government Street
Brandon, MS 39042

ADOPTED

Meeting: 05/15/25 09:00 AM
Department: Chancery Clerk
Category: General Request
Prepared By: Jessica Cameron Flood
Initiator: Jessica Cameron Flood
Sponsors:

REQUEST FOR APPROVAL 2025-423

DOC ID: 21786

Acknowledgement of receipt of all required documentation associated with application for tax exemption filed by Cooperwood Senior Living, LLC dba Cooperwood Senior Living ("Cooperwood") pursuant to Miss. Code Ann. Section 57-117-1, et seq. (1972), as amended. This application for tax exemption was dated and first submitted to Rankin County, Mississippi, on June 28, 2023. At the time of the filing of the original application, Cooperwood did not provide all required supporting documentation to Rankin County nor had the City of Flowood, Mississippi, granted a municipal tax exemption at the time of the filing of the application with Rankin County. Due to the insufficiency of the application, the Rankin County Board of Supervisors granted a one-year tax exemption to Cooperwood pursuant to Miss. Code Ann. Section 57-117-1, et seq., for tax year 2023. The Cooperwood real and personal property was assessed without an exemption for Tax Year 2024. Authority of Chancery Clerk to provide required documentation to the State of Mississippi for final certification and authorization of tax exemption for Cooperwood. Contingent upon receipt of final certification from the State of Mississippi, and pursuant to its authority and within its discretion, the Rankin County Board of Supervisors finds that Cooperwood has fulfilled its obligation to support its application for tax exemption with proper documentation and Rankin County has received written confirmation that the City of Flowood has granted a municipal tax exemption to Cooperwood for both real and personal property and Cooperwood is entitled to a retroactive application of tax exemption for Tax Year 2024. Said tax exemption granted hereby shall apply for the full exemption period remaining as set forth in Miss. Code Ann. Section 27-31-101. Cooperwood has paid its 2024 tax obligations to Rankin County and City of

Attachment: Resolution and application for ad valorem Tax Exemption Request for Cooperwood Senior Living (RFA-2025-423 :

Flowood said amount reflecting no tax exemption. Contingent upon receipt of final certification from the State of Mississippi, the Board of Supervisors grants authority to the Tax Assessor to determine the amount of real and personal property taxes owed by Cooperwood for Tax Year 2024 with the tax exemption provided hereby and provide necessary information to Tax Collector for preparation of a revised 2024 tax bill. Authority for the Tax Collector to void the 2024 Cooperwood tax bills for real and personal property and to reissue tax bills in accordance with the revised assessments provided by the Tax Assessor Authority to issue a refund to Cooperwood of the amount of overpayment for 2024 real property and personal property taxes.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Jay Bishop, Supervisor District 5
SECONDER: Steve Gaines, Supervisor District 4
AYES: Steve Gaines, Brad Calhoun, Sid Scarbrough, Jay Bishop
ABSENT: Scott Berry

RESOLUTION GRANTING EXEMPTION FROM AD VALOREM TAXES

The BOARD OF SUPERVISORS (governing authority) of RANKIN COUNTY
(county/municipality) this day considered the matter of granting exemption from ad valorem taxes,
except school district taxes, to COOPERWOOD SENIOR LIVING.

The governing authority finds that the above named enterprise has submitted verification and documentation as to the authenticity and accuracy of the application in regard to the true value of the property to be exempted and the date of completion of said enterprise. The authority also finds that the property described in the application constitutes an industrial enterprise as described in Section 27-31-101, Mississippi Code of 1972, as amended.

This governing authority does hereby grant, subject to approval and certification of the Department of Revenue, ad valorem tax exemption to the above taxpayer for a period of 10 years, beginning JANUARY 1ST, 2023, on the property described in the application with a total true value of \$15,636,718.

Therefore the resolution to grant ad valorem tax exemption to the above named enterprise is hereby approved by BOARD OF SUPERVISORS (governing authority) of RANKIN COUNTY
(county/municipality) for a period of 10 years as authorized by Section 27-31-101 et seq., Mississippi Code of 1972, as amended, on this the 15TH day of MAY, 2025.



Attest:

Granting Authority

Sid Scarbrough

Name & Title

POSITION STATEMENT OF TAX ASSESSOR

TRADE NAME OF APPLICANT COOPERWOOD SENIOR LIVING
LOCATION: 2411 Cooper Rd, Flowood, MS
PARCEL # RP - 83986 / H11 9 10 PP - 15534
EXEMPTION RELATES TO MISS.CODE OF 1972, SECTION: 27-31-101(3)
TYPE OF BUSINESS: Senior Living
FINISHED PRODUCTS ARE: _____
HAS THIS ENTERPRISE ENJOYED AN EXEMPTION PREVIOUSLY? (YES-NO) Yes
UNDER ANY OTHER NAME ? (YES-NO) No
ANY OTHER LOCATION ? (YES-NO) No
UNDER ANY OTHER OWNERSHIP ? No
NUMBER OF NEW JOBS ? 50 **ESTIMATED ANNUAL PAYROLL:** _____

EXEMPTION TO BE ON:

LAND VALUE AS OF COMPLETION DATE: 1,259,760
IMPROVEMENT VALUE AS OF COMPLETION DATE: 11,671,940

PERSONAL PROPERTY:

FURN. & FIX. **VALUE** \$ 2,705,018
MACH. & EQUIP. **VALUE** \$ _____
RAW MATERIALS **VALUE** \$ _____
WORK IN PROCESS **VALUE** \$ _____
PERSONAL PROPERTY TOTAL AS OF COMPLETION DATE \$ 2,705,018
EXEMPTION TOTAL VALUE AS OF COMPLETION DATE \$ 15,636,718

LAND AND IMPROVEMENTS:

OWNER OF LAND: COOPERWOOD SENIOR LIVING LLC
OWNER OF IMPROVEMENTS: COOPERWOOD SENIOR LIVING LLC
DATE OF IMPROVEMENTS: **COMPLETED** 12-31-2022 **EXPANDED** _____
ANY PRIOR EXEMPTION: _____
YEARS OF EXEMPTION APPLIED FOR: 1-1-2023 **THRU** 12-31-2032
APPLICANT'S REPRESENTATIVE: Mr. Hansa Patel 601-291-8848

ADDRESS: _____

COMMENTS: _____

DATE 5/14/25 **TAX ASSESSOR** [Signature]

Attachment: Resolution and application for ad valorem Tax Exemption Request for Cooperwood Senior Living (RFA-2025-423 :

1205279 Cooperwood Senior Living LLC
83-4366917
FYE: 12/31/2022

Tax Asset Detail 1/01/22 - 12/31/22

10/15/2023 6:57 AM

given @ meeting
on 3-6-2025

Page 1

Asset	d t	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
1		Resilient Flooring	4/14/22	287,429.35	0.00c	287,429.35	0.00	287,429.35	287,429.35	0.00	200DB	5.0
2		Carpet Heavy Grade (Includes Carp	4/14/22	97,306.81	0.00c	97,306.81	0.00	97,306.81	97,306.81	0.00	200DB	5.0
3		Special Equipment	4/14/22	125,413.51	0.00c	125,413.51	0.00	125,413.51	125,413.51	0.00	200DB	5.0
4		Illuminated Plastic Single Sided	4/14/22	1,457.13	0.00c	1,457.13	0.00	1,457.13	1,457.13	0.00	200DB	5.0
5		Plastic Single Sided	4/14/22	97,314.01	0.00c	97,314.01	0.00	97,314.01	97,314.01	0.00	200DB	5.0
6		Fire Extinguisher Dry Chemical 10	4/14/22	18,261.87	0.00c	18,261.87	0.00	18,261.87	18,261.87	0.00	200DB	5.0
7		Soap Dispenser Surface Mounted	4/14/22	2,730.13	0.00c	2,730.13	0.00	2,730.13	2,730.13	0.00	200DB	5.0
8		Restroom Soap Dispenser Surface M	4/14/22	2,047.60	0.00c	2,047.60	0.00	2,047.60	2,047.60	0.00	200DB	5.0
9		Paper Towel Dispenser Surface Mo	4/14/22	2,978.75	0.00c	2,978.75	0.00	2,978.75	2,978.75	0.00	200DB	5.0
10		Restroom Paper Towel Dispenser S	4/14/22	2,680.88	0.00c	2,680.88	0.00	2,680.88	2,680.88	0.00	200DB	5.0
11		Restroom Paper Dispenser Surface	4/14/22	22,751.11	0.00c	22,751.11	0.00	22,751.11	22,751.11	0.00	200DB	5.0
12		Mirrors up to 12 SQ FT	4/14/22	15,538.77	0.00c	15,538.77	0.00	15,538.77	15,538.77	0.00	200DB	5.0
13		Medicine Cabinet Recessed	4/14/22	74,632.24	0.00c	74,632.24	0.00	74,632.24	74,632.24	0.00	200DB	5.0
14		Wallpaper	4/14/22	6,730.09	0.00c	6,730.09	0.00	6,730.09	6,730.09	0.00	200DB	5.0
15		Wood or Copper Veneer	4/14/22	71,966.85	0.00c	71,966.85	0.00	71,966.85	71,966.85	0.00	200DB	5.0
16		Plywood Equipment Backing	4/14/22	4,810.78	0.00c	4,810.78	0.00	4,810.78	4,810.78	0.00	200DB	5.0
17		Fiberglass Panel	4/14/22	34,546.41	0.00c	34,546.41	0.00	34,546.41	34,546.41	0.00	200DB	5.0
18		Horizontal Blinds	4/14/22	19,221.84	0.00c	19,221.84	0.00	19,221.84	19,221.84	0.00	200DB	5.0
19		Base Cabinets	4/14/22	152,266.70	0.00c	152,266.70	0.00	152,266.70	152,266.70	0.00	200DB	5.0
20		Wall/Upper Cabinets	4/14/22	163,494.89	0.00c	163,494.89	0.00	163,494.89	163,494.89	0.00	200DB	5.0
21		Bathroom Vanities	4/14/22	23,892.46	0.00c	23,892.46	0.00	23,892.46	23,892.46	0.00	200DB	5.0
22		Built-in Desk	4/14/22	1,770.28	0.00c	1,770.28	0.00	1,770.28	1,770.28	0.00	200DB	5.0
23		Laminate Countertop	4/14/22	248,821.24	0.00c	248,821.24	0.00	248,821.24	248,821.24	0.00	200DB	5.0
24		Wood Countertop	4/14/22	950.71	0.00c	950.71	0.00	950.71	950.71	0.00	200DB	5.0
25		Solid Plastic Countertop	4/14/22	4,045.94	0.00c	4,045.94	0.00	4,045.94	4,045.94	0.00	200DB	5.0
26		Walk-in Freezer Interior	4/14/22	9,586.46	0.00c	9,586.46	0.00	9,586.46	9,586.46	0.00	200DB	5.0
27		Walk-in Cooler Interior	4/14/22	7,300.01	0.00c	7,300.01	0.00	7,300.01	7,300.01	0.00	200DB	5.0
28		Single Bowl Kitchen Sink	4/14/22	273,730.27	0.00c	273,730.27	0.00	273,730.27	273,730.27	0.00	200DB	5.0
29		Double Bowl Kitchen Sink	4/14/22	4,272.71	0.00c	4,272.71	0.00	4,272.71	4,272.71	0.00	200DB	5.0
30		Clothes Washer Plumbing Rough-in	4/14/22	24,038.00	0.00c	24,038.00	0.00	24,038.00	24,038.00	0.00	200DB	5.0
31		Dishwasher Plumbing Rough-in	4/14/22	707.00	0.00c	707.00	0.00	707.00	707.00	0.00	200DB	5.0
32		Equipment Floor Drain	4/14/22	2,138.23	0.00c	2,138.23	0.00	2,138.23	2,138.23	0.00	200DB	5.0
33		Equipment Rough-in Only	4/14/22	1,897.82	0.00c	1,897.82	0.00	1,897.82	1,897.82	0.00	200DB	5.0
34		Utility Sink Single Bay	4/14/22	4,718.33	0.00c	4,718.33	0.00	4,718.33	4,718.33	0.00	200DB	5.0
35		Sump Pump	4/14/22	12,642.12	0.00c	12,642.12	0.00	12,642.12	12,642.12	0.00	200DB	5.0
36		Water Line for Ice Maker	4/14/22	20,850.50	0.00c	20,850.50	0.00	20,850.50	20,850.50	0.00	200DB	5.0
37		Electric Tankless Specialty Equipm	4/14/22	13,630.72	0.00c	13,630.72	0.00	13,630.72	13,630.72	0.00	200DB	5.0
38		Water Heater 100 Gallon Specialty	4/14/22	6,201.23	0.00c	6,201.23	0.00	6,201.23	6,201.23	0.00	200DB	5.0
39		PTAC System Built-In Units	4/14/22	430,987.62	0.00c	430,987.62	0.00	430,987.62	430,987.62	0.00	200DB	5.0
40		Dishwasher Electric Hook-up	4/14/22	1,561.85	0.00c	1,561.85	0.00	1,561.85	1,561.85	0.00	200DB	5.0
41		Microwave Electric Hook-up	4/14/22	50,760.12	0.00c	50,760.12	0.00	50,760.12	50,760.12	0.00	200DB	5.0
42		Oven/Range Electric Hook-up	4/14/22	3,904.62	0.00c	3,904.62	0.00	3,904.62	3,904.62	0.00	200DB	5.0
43		Refrigerator Electric Hook-up	4/14/22	67,940.46	0.00c	67,940.46	0.00	67,940.46	67,940.46	0.00	200DB	5.0
44		Clothes Washer Electric Hook-up	4/14/22	53,102.89	0.00c	53,102.89	0.00	53,102.89	53,102.89	0.00	200DB	5.0
45		Clothes Dryer Electric Hook-up	4/14/22	53,102.89	0.00c	53,102.89	0.00	53,102.89	53,102.89	0.00	200DB	5.0
46		Ceiling Fan Electric Hook-up	4/14/22	2,031.56	0.00c	2,031.56	0.00	2,031.56	2,031.56	0.00	200DB	5.0
47		Incandescent Light	4/14/22	78,865.68	0.00c	78,865.68	0.00	78,865.68	78,865.68	0.00	200DB	5.0
48		Recessed Incandescent Light	4/14/22	6,185.54	0.00c	6,185.54	0.00	6,185.54	6,185.54	0.00	200DB	5.0
49		Pendant Light	4/14/22	7,499.97	0.00c	7,499.97	0.00	7,499.97	7,499.97	0.00	200DB	5.0
50		Chandelier High Quality	4/14/22	47,319.41	0.00c	47,319.41	0.00	47,319.41	47,319.41	0.00	200DB	5.0
51		Wall Washer Lighting	4/14/22	3,541.22	0.00c	3,541.22	0.00	3,541.22	3,541.22	0.00	200DB	5.0

1205279 Cooperwood Senior Living LLC

83-4366917

FYE: 12/31/2022

Tax Asset Detail 1/01/22 - 12/31/22

10/15/2023 6:57 AM

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Asset	d t	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
52		Special Use 15 - 20 Amp Outlet	4/14/22	424,373.39	0.00c	424,373.39	0.00	424,373.39	424,373.39	0.00	200DB	5.0
53		Security Cameras	4/14/22	20,962.12	0.00c	20,962.12	0.00	20,962.12	20,962.12	0.00	200DB	5.0
54		Specialty Lighting Wiring Romex S	4/14/22	41,562.34	0.00c	41,562.34	0.00	41,562.34	41,562.34	0.00	200DB	5.0
55		Split Use Breaker Panels 60-200 A	4/14/22	35,298.02	0.00c	35,298.02	0.00	35,298.02	35,298.02	0.00	200DB	5.0
56		Split Use Breaker Panels 800 AMP	4/14/22	17,431.12	0.00c	17,431.12	0.00	17,431.12	17,431.12	0.00	200DB	5.0
57		Split Use Switchgear 1600 AMP Sp	4/14/22	25,322.24	0.00c	25,322.24	0.00	25,322.24	25,322.24	0.00	200DB	5.0
58		Exterior Incandescent Light	4/14/22	3,092.77	0.00c	3,092.77	0.00	3,092.77	3,092.77	0.00	200DB	7.0
59		Exterior Recessed Incandescent Lig	4/14/22	29,072.05	0.00c	29,072.05	0.00	29,072.05	29,072.05	0.00	200DB	7.0
60		Telephone/Data Port ?	4/14/22	38,698.31	0.00c	38,698.31	0.00	38,698.31	38,698.31	0.00	200DB	7.0
61		Site Clearing	4/14/22	10,395.59	0.00c	10,395.59	0.00	10,395.59	10,395.59	0.00	150DB	15.0
62		Site Excavation/Fill/Preparation	4/14/22	678,039.86	0.00c	678,039.86	0.00	678,039.86	678,039.86	0.00	150DB	15.0
63		Asphaltic Concrete Paving	4/14/22	213,212.58	0.00c	213,212.58	0.00	213,212.58	213,212.58	0.00	150DB	15.0
64		Concrete Paving	4/14/22	8,623.39	0.00c	8,623.39	0.00	8,623.39	8,623.39	0.00	150DB	15.0
65		Sidewalk Concrete	4/14/22	77,019.66	0.00c	77,019.66	0.00	77,019.66	77,019.66	0.00	150DB	15.0
66		Patio Concrete	4/14/22	31,581.72	0.00c	31,581.72	0.00	31,581.72	31,581.72	0.00	150DB	15.0
67		Steps Concrete	4/14/22	1,733.24	0.00c	1,733.24	0.00	1,733.24	1,733.24	0.00	150DB	15.0
68		Concrete Ramp	4/14/22	18,096.14	0.00c	18,096.14	0.00	18,096.14	18,096.14	0.00	150DB	15.0
69		Concrete Curb no gutter	4/14/22	3,060.76	0.00c	3,060.76	0.00	3,060.76	3,060.76	0.00	150DB	15.0
70		Brick Pavers	4/14/22	4,165.08	0.00c	4,165.08	0.00	4,165.08	4,165.08	0.00	150DB	15.0
71		Seeding	4/14/22	25,221.06	0.00c	25,221.06	0.00	25,221.06	25,221.06	0.00	150DB	15.0
72		Mulching	4/14/22	1,088.79	0.00c	1,088.79	0.00	1,088.79	1,088.79	0.00	150DB	15.0
73		Irrigation	4/14/22	144,236.08	0.00c	144,236.08	0.00	144,236.08	144,236.08	0.00	150DB	15.0
74		Shrubs and Hedges Small	4/14/22	8,376.64	0.00c	8,376.64	0.00	8,376.64	8,376.64	0.00	150DB	15.0
75		Shrubs and Hedges Medium	4/14/22	4,165.94	0.00c	4,165.94	0.00	4,165.94	4,165.94	0.00	150DB	15.0
76		Concrete Planter Box	4/14/22	8,453.08	0.00c	8,453.08	0.00	8,453.08	8,453.08	0.00	150DB	15.0
77		Trees	4/14/22	8,401.21	0.00c	8,401.21	0.00	8,401.21	8,401.21	0.00	150DB	15.0
78		Parking Lot Striping Per Car Space	4/14/22	1,448.22	0.00c	1,448.22	0.00	1,448.22	1,448.22	0.00	150DB	15.0
79		Parking Lot Striping Handicap Stall	4/14/22	198.74	0.00c	198.74	0.00	198.74	198.74	0.00	150DB	15.0
80		Parking Bumper Concrete	4/14/22	836.89	0.00c	836.89	0.00	836.89	836.89	0.00	150DB	15.0
81		Bollard Concrete	4/14/22	6,905.23	0.00c	6,905.23	0.00	6,905.23	6,905.23	0.00	150DB	15.0
82		Bollard with Lighting	4/14/22	37,826.25	0.00c	37,826.25	0.00	37,826.25	37,826.25	0.00	150DB	15.0
83		Air Conditioning Compressor Pad	4/14/22	1,417.41	0.00c	1,417.41	0.00	1,417.41	1,417.41	0.00	150DB	15.0
84		Vinyl Fencing	4/14/22	2,461.28	0.00c	2,461.28	0.00	2,461.28	2,461.28	0.00	150DB	15.0
85		Concrete Block Reinforced	4/14/22	24,267.78	0.00c	24,267.78	0.00	24,267.78	24,267.78	0.00	150DB	15.0
86		Storm Drain	4/14/22	89,881.90	0.00c	89,881.90	0.00	89,881.90	89,881.90	0.00	150DB	15.0
87		Inlet	4/14/22	81,626.40	0.00c	81,626.40	0.00	81,626.40	81,626.40	0.00	150DB	15.0
88		Park Bench Precast Stone	4/14/22	18,010.30	0.00c	18,010.30	0.00	18,010.30	18,010.30	0.00	150DB	15.0
89		Trash Receptacle with Cover	4/14/22	1,155.49	0.00c	1,155.49	0.00	1,155.49	1,155.49	0.00	150DB	15.0
90		Flagpole	4/14/22	2,466.67	0.00c	2,466.67	0.00	2,466.67	2,466.67	0.00	150DB	15.0
91		Handicap Sign on Pole	4/14/22	3,392.53	0.00c	3,392.53	0.00	3,392.53	3,392.53	0.00	150DB	15.0
92		Aluminum Trim Storefront	4/14/22	356,255.20	0.00c	0.00	0.00	6,470.45	6,470.45	349,784.75	S/L	39.0
93		Cement Fiber Siding	4/14/22	1,074,800.13	0.00c	0.00	0.00	19,520.94	19,520.94	1,055,279.19	S/L	39.0
94		Acoustical Tiles Ceiling Finish	4/14/22	290,124.00	0.00c	0.00	0.00	5,269.35	5,269.35	284,854.65	S/L	39.0
95		Sheet Metal	4/14/22	27,545.31	0.00c	0.00	0.00	500.29	500.29	27,045.02	S/L	39.0
96		Elevator	4/14/22	177,547.50	0.00c	0.00	0.00	3,224.69	3,224.69	174,322.81	S/L	39.0
97		Glass Window	4/14/22	58,226.78	0.00c	0.00	0.00	1,057.54	1,057.54	57,169.24	S/L	39.0
98		Louver	4/14/22	24,783.42	0.00c	0.00	0.00	450.13	450.13	24,333.29	S/L	39.0
99		Concrete Slab	4/14/22	964,186.96	0.00c	0.00	0.00	17,511.94	17,511.94	946,675.02	S/L	39.0
100		Concrete Floor Construction Second	4/14/22	476,069.98	0.00c	0.00	0.00	8,646.57	8,646.57	467,423.41	S/L	39.0
101		Concrete Balcony	4/14/22	120,572.42	0.00c	0.00	0.00	2,189.88	2,189.88	118,382.54	S/L	39.0
102		Foundation Concrete Piers	4/14/22	10,566.35	0.00c	0.00	0.00	191.91	191.91	10,374.44	S/L	39.0

1205279 Cooperwood Senior Living LLC

83-4366917

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Tax Asset Detail 1/01/22 - 12/31/22

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Asset	d t	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
103		Aluminum or Steel Framing	4/14/22	1,352,238.79	0.00c	0.00	0.00	24,559.89	24,559.89	1,327,678.90	S/L	39.0
104		Structural Steel Frame Canopy	4/14/22	63,896.78	0.00c	0.00	0.00	1,160.52	1,160.52	62,736.26	S/L	39.0
105		Metal Stair Per Riser	4/14/22	57,729.79	0.00c	0.00	0.00	1,048.51	1,048.51	56,681.28	S/L	39.0
106		Steel Columns	4/14/22	32,698.89	0.00c	0.00	0.00	593.89	593.89	32,105.00	S/L	39.0
107		6" Metal Studs	4/14/22	1,720,704.45	0.00c	0.00	0.00	31,252.11	31,252.11	1,689,452.34	S/L	39.0
108		Recessed Fire Extinguisher Cabinet	4/14/22	54,626.12	0.00c	0.00	0.00	992.14	992.14	53,633.98	S/L	39.0
109		Restroom Grab Bar	4/14/22	20,640.18	0.00c	0.00	0.00	374.88	374.88	20,265.30	S/L	39.0
110		Drywall	4/14/22	1,721,848.99	0.00c	0.00	0.00	31,272.90	31,272.90	1,690,576.09	S/L	39.0
111		Gypsum Board	4/14/22	472,478.70	0.00c	0.00	0.00	8,581.34	8,581.34	463,897.36	S/L	39.0
112		Gypsum Board Ceiling Finish	4/14/22	202,547.14	0.00c	0.00	0.00	3,678.74	3,678.74	198,868.40	S/L	39.0
113		Block Concrete	4/14/22	30,826.80	0.00c	0.00	0.00	559.89	559.89	30,266.91	S/L	39.0
114		Open-Steel System	4/14/22	400,777.00	0.00c	0.00	0.00	7,279.07	7,279.07	393,497.93	S/L	39.0
115		Aluminum or Steel Corrugated Crin	4/14/22	240,202.65	0.00c	0.00	0.00	4,362.65	4,362.65	235,840.00	S/L	39.0
116		Exterior Wall Insulation	4/14/22	118,830.76	0.00c	0.00	0.00	2,158.25	2,158.25	116,672.51	S/L	39.0
117		Roof Insulation	4/14/22	158,315.38	0.00c	0.00	0.00	2,875.39	2,875.39	155,439.99	S/L	39.0
118		Rain Water Drainage	4/14/22	50,767.10	0.00c	0.00	0.00	922.05	922.05	49,845.05	S/L	39.0
119		Exterior Metal Hollow Core	4/14/22	9,966.88	0.00c	0.00	0.00	181.02	181.02	9,785.86	S/L	39.0
120		Glass & Aluminum Door	4/14/22	13,201.67	0.00c	0.00	0.00	239.77	239.77	12,961.90	S/L	39.0
121		Overhead Door Roll Up	4/14/22	8,630.18	0.00c	0.00	0.00	156.74	156.74	8,473.44	S/L	39.0
122		Wood Hollow Wood	4/14/22	387,014.26	0.00c	0.00	0.00	7,029.11	7,029.11	379,985.15	S/L	39.0
123		Metal Hollow Core	4/14/22	4,471.75	0.00c	0.00	0.00	81.22	81.22	4,390.53	S/L	39.0
124		Clear Glass	4/14/22	10,058.42	0.00c	0.00	0.00	182.68	182.68	9,875.74	S/L	39.0
125		Paint Ceiling	4/14/22	169,419.68	0.00c	0.00	0.00	3,077.07	3,077.07	166,342.61	S/L	39.0
126		Ceramic Wall Tile	4/14/22	87,660.23	0.00c	0.00	0.00	1,592.12	1,592.12	86,068.11	S/L	39.0
127		Paint Wall Finish	4/14/22	641,347.87	0.00c	0.00	0.00	11,648.41	11,648.41	629,699.46	S/L	39.0
128		Ceramic Tile Flooring	4/14/22	29,097.20	0.00c	0.00	0.00	528.47	528.47	28,568.73	S/L	39.0
129		Quarry Tile Flooring	4/14/22	40,418.79	0.00c	0.00	0.00	734.10	734.10	39,684.69	S/L	39.0
130		Janitor Service Sink	4/14/22	24,670.10	0.00c	0.00	0.00	448.07	448.07	24,222.03	S/L	39.0
131		Drinking Fountain	4/14/22	13,600.76	0.00c	0.00	0.00	247.02	247.02	13,353.74	S/L	39.0
132		Fire Sprinklers	4/14/22	671,660.17	0.00c	0.00	0.00	12,198.96	12,198.96	659,461.21	S/L	39.0
133		Restroom Floor Drain	4/14/22	4,276.45	0.00c	0.00	0.00	77.67	77.67	4,198.78	S/L	39.0
134		Restroom Lavatory Wall Sink	4/14/22	23,456.82	0.00c	0.00	0.00	426.03	426.03	23,030.79	S/L	39.0
135		Restroom Rough-in Only	4/14/22	5,693.45	0.00c	0.00	0.00	103.41	103.41	5,590.04	S/L	39.0
136		Restroom Vanity Mounted Sink	4/14/22	236,265.77	0.00c	0.00	0.00	4,291.15	4,291.15	231,974.62	S/L	39.0
137		Restroom Bathtub Handicapped Wa	4/14/22	43,238.83	0.00c	0.00	0.00	785.32	785.32	42,453.51	S/L	39.0
138		Restroom Shower	4/14/22	319,867.51	0.00c	0.00	0.00	5,809.56	5,809.56	314,057.95	S/L	39.0
139		Restroom Water Closet	4/14/22	421,903.16	0.00c	0.00	0.00	7,662.77	7,662.77	414,240.39	S/L	39.0
140		Electric Tankless Restroom	4/14/22	13,630.72	0.00c	0.00	0.00	247.57	247.57	13,383.15	S/L	39.0
141		Water Heater 100 Gallon Restroom	4/14/22	6,201.23	0.00c	0.00	0.00	112.63	112.63	6,088.60	S/L	39.0
142		HVAC System Zoned A.C.	4/14/22	783,989.71	0.00c	0.00	0.00	14,239.13	14,239.13	769,750.58	S/L	39.0
143		General Equipment Electric Hook-u	4/14/22	1,354.38	0.00c	0.00	0.00	24.60	24.60	1,329.78	S/L	39.0
144		Exit Sign	4/14/22	26,151.10	0.00c	0.00	0.00	474.97	474.97	25,676.13	S/L	39.0
145		General Incandescent Light	4/14/22	156,958.17	0.00c	0.00	0.00	2,850.74	2,850.74	154,107.43	S/L	39.0
146		General Recessed Incandescent Lig	4/14/22	540,616.51	0.00c	0.00	0.00	9,818.89	9,818.89	530,797.62	S/L	39.0
147		General Fluorescent Strip One Lam	4/14/22	39,834.90	0.00c	0.00	0.00	723.50	723.50	39,111.40	S/L	39.0
148		General Fluorescent Two Lamp	4/14/22	82,453.30	0.00c	0.00	0.00	1,497.55	1,497.55	80,955.75	S/L	39.0
149		General Use 15 - 20 Amp Outlet	4/14/22	187,686.79	0.00c	0.00	0.00	3,408.84	3,408.84	184,277.95	S/L	39.0
150		Generator 200 kva Diesel	4/14/22	207,640.97	0.00c	0.00	0.00	3,771.26	3,771.26	203,869.71	S/L	39.0
151		General Fused single-throw 30 Am	4/14/22	1,701.02	0.00c	0.00	0.00	30.89	30.89	1,670.13	S/L	39.0
152		Lighting Wiring Romex General	4/14/22	358,311.14	0.00c	0.00	0.00	6,507.79	6,507.79	351,803.35	S/L	39.0
153		Split Use Breaker Panels 60-200 A	4/14/22	41,943.95	0.00c	0.00	0.00	761.80	761.80	41,182.15	S/L	39.0

1205279 Cooperwood Senior Living LLC
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Asset	d t	Property Description	Date In Service	Tax Cost	Sec 179 Exp Current = c	Tax Bonus Amt	Tax Prior Depreciation	Tax Current Depreciation	Tax End Depr	Tax Net Book Value	Tax Method	Tax Period
154		Split Use Breaker Panels 800 AMP:	4/14/22	20,713.06	0.00c	0.00	0.00	376.20	376.20	20,336.86	S/L	39.0
155		Split Use Switchgear 1600 AMP Gt	4/14/22	30,089.92	0.00c	0.00	0.00	546.50	546.50	29,543.42	S/L	39.0
156		Service Disconnect Switch 200 AM	4/14/22	2,984.22	0.00c	0.00	0.00	54.20	54.20	2,930.02	S/L	39.0
157		Excavation/Fill/Site Preparation	4/14/22	366,969.18	0.00c	0.00	0.00	6,665.04	6,665.04	360,304.14	S/L	39.0
158		Fire Hydrant	4/14/22	12,864.50	0.00c	0.00	0.00	233.65	233.65	12,630.85	S/L	39.0
159		Water Lateral	4/14/22	73,614.82	0.00c	0.00	0.00	1,337.02	1,337.02	72,277.80	S/L	39.0
160		Gas Lateral	4/14/22	48,344.06	0.00c	0.00	0.00	878.04	878.04	47,466.02	S/L	39.0
161		Underground Electric Lateral	4/14/22	69,952.39	0.00c	0.00	0.00	1,270.50	1,270.50	68,681.89	S/L	39.0
162		Telephone Lateral	4/14/22	49,076.55	0.00c	0.00	0.00	891.35	891.35	48,185.20	S/L	39.0
163		Sewer Lateral	4/14/22	101,083.04	0.00c	0.00	0.00	1,835.91	1,835.91	99,247.13	S/L	39.0
164		5-Year Adjustment	4/14/22	-174,342.62	0.00c	0.00	0.00	-174,342.62	-174,342.62	0.00	200DB	5.0
165		7-Year Adjustment	4/14/22	-3,820.26	0.00c	0.00	0.00	-3,820.26	-3,820.26	0.00	200DB	7.0
166		15-Year Adjustment	4/14/22	-81,730.34	0.00c	0.00	0.00	-81,730.34	-81,730.34	0.00	150DB	15.0
167		39-Year Adjustment	4/14/22	-897,760.28	0.00c	0.00	0.00	-16,305.48	-16,305.48	-881,454.80	S/L	39.0
168		Furniture & Fixtures	4/14/22	900,019.00	0.00c	900,019.00	0.00	900,019.00	900,019.00	0.00	200DB	7.0
Grand Total				21,237,414.50	0.00c	5,725,174.85	0.00	5,751,741.30	5,751,741.30	15,485,673.20		

Architect has certified that all major movables were received and installed by 5/4/22 except two items as noted, see page 2. All costs except the two noted have been accrued through loan draw 25 which includes all costs

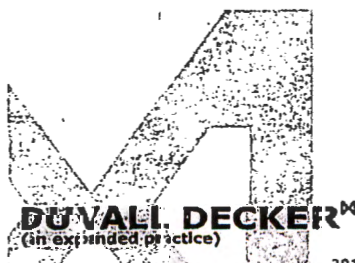
Wednesday, May 04, 2022

Duval Decker Architects P.A.
Architecture . Planning . Interiors (design)

MAJOR MOVEABLE EQUIPMENT SUMMARY SHEET

Provided below is a breakdown of each vendor supplying major moveable equipment to Cooperwood Senior Living, LLC (HUD#065-43132).

VENDOR	DESCRIPTION	AMOUNT	ARRIVAL	APPROVAL	APPROVER
1 Best Buy	Televisions & Appliances	\$ 30,223.47	2/9/2022	3/2/2022	WM
2 Crate & Barrel	Furniture, Artwork, & Accessories	\$ 41,457.42	2/22/2022	3/2/2022	WM
3 Office Innovations	Office, Dining, & Lounge Furniture	\$ 255,582.00	4/6/2022	4/7/2022	WM
4 Kellex	Lounge & Outdoor Furniture	\$ 77,458.27	*See Letter*		
5 Wayfair	Decorative Accessories	\$ 11,833.31	1/27/2021	3/2/2022	WM
6 Minerva Beauty	Salon Furniture & Equipment	\$ 6,407.15	12/29/2021	2/2/2022	WM
7 Unimac	Commercial Laundry Equipment	\$ 32,465.60	4/13/2022	05/04/22	WM
8 Lowes	Unit & Break Room Appliances	\$ 29,781.42	2/1/2022	2/2/2022	WM
9 H & R Supply	Commercial Laundry Equipment	\$ 165,800.00	2/28/2022	3/2/2022	WM
10 Ellen Langford Art	Artwork	\$ 18,960.00	3/11/2022	4/7/2022	WM
11 Restoration Hardware	Decorative Lamps	\$ 10,157.28	1/3/2022	2/2/2022	WM
12 Society6	Artwork	\$ 3,151.34	1/27/2021	3/2/2022	WM
13 Miskellys	Lounge Furniture	\$ 3,749.92	4/5/2022	4/7/2022	WM
14 Four Hands	Furniture, Artwork, & Accessories	\$ 43,150.88	4/4/2022	4/7/2022	WM
15 Life Fitness	Fitness Equipment	\$ 10,983.61	4/6/2022	4/7/2022	WM
16 Ferguson	Decorative Lamps	\$ 10,955.08	2/1/2022	2/2/2022	WM
17 Blinds.com	Decorative Window Coverings	\$ 21,419.07	12/11/2021	2/2/2022	WM
18 Duval Decker	Memory Care Active Art	\$ 10,000.00	4/4/2022	4/7/2022	WM
19 S. Marie Interiors	Draperies & Pillows	\$ 9,744.50	4/27/2022	5/4/22	WM
20 A+ Signs & Creative	Decorative Window Decals	\$ 3,310.20	4/18/2022	5/4/22	WM
21 Blick Art Supplies	Art Room Equipment	\$ 1,438.39	3/1/2022	3/2/2022	WM
22 Vicksburg Woodworks	Wood Furniture	\$ 5,000.00	*See Letter*		
23 Coulter Fussell	Artwork	\$ 3,000.00	3/10/2022	4/7/2022	WM
24 Polywood	Outdoor Furniture	\$ 1,117.88	1/26/2022	2/2/2022	WM
25 NY Direct	Commercial Laundry Equipment	\$ 433.20	2/1/2022	2/2/2022	WM
26 Pottery Barn	Decorative Accessories	\$ 1,250.86	3/9/2022	4/7/2022	WM
27 Saw & Steel	Decorative Accessories	\$ 639.86	2/9/2022	3/2/2022	WM
28 MoviePosters.com	Artwork	\$ 953.89	4/15/2022	5/4/22	WM
29 Wind River Chimes	Outdoor Decorative Accessories	\$ 877.29	1/27/2022	3/2/2022	WM
30 Amazon	Artwork Holders & Furniture	\$ 1,688.24	1/27/2022	3/2/2022	WM
31 IdeaStage.com	Chalkboards	\$ 259.74	2/18/2022	3/2/2022	WM
32 Canoe Design	Outdoor Decorative Accessories	\$ 335.00	2/7/2022	3/2/2022	WM
33 Booth & Williams	Decorative Accessories	\$ 3,139.00	1/27/2021	3/2/2022	WM
34 Sonos & Costco	Theater Sound System	\$ 1,807.21	2/23/2022	3/2/2022	WM
35 Global Industrial	Plastic Tilt Trucks	\$ 1,262.29	4/4/2022	4/7/2022	WM
35 MS Art & Design Consultants	Installing all Artwork	\$ 2,500.00	5/3/2022	5/4/22	WM
36 Precision Furniture Installation	Installing Vendors 2,4,5,6,8,13, 14,23,26,27,29,30,31, & 32	\$ 38,400.00	4/4/2022	4/7/2022	WM
37 H&P Leasing	Onsite Storage Containers	\$ 3,375.00	4/4/2022	4/7/2022	WM
38 Duval Decker Installation	Onsite Installation (All Vendors)	\$ 10,000.00	4/4/2022	4/7/2022	WM
Vendor Subtotal		\$ 874,068.37			
2.55% Contingency		\$ 22,288.74			
TOTAL		\$ 896,357.11			



2015 NORTH STATE STREET, JACKSON, MS 39216 . WWW.DUVALDECKER.COM . 601-713-1128

Attachment: Resolution and application for ad valorem Tax Exemption Request for Cooperwood Senior Living (RFA-2025-423)

Duvall Decker Architects P.A.
 Architecture . Planning . Interiors (design)

May 2, 2022

Nirav Patel
 Cooperwood Senior Living, LLC
 332 Bay Park Drive
 Brandon, MS 39047

**RE: 1711 Cooperwood Senior Living
 Project Number 065-43132**

Delayed Major Movable List

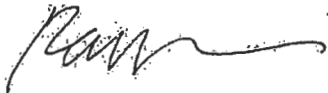
Dear Mr. Patel,

This letter is to serve as a transmittal documenting the FFE vendors and associated monetary value that will not be on site by Wednesday, May 4, 2022.

Kellex - \$77,458.27 (estimated arrival June 1)
 Vicksburg Woodworks - \$5,000.00 (estimated arrival May 6)

Thank you, and if you have any questions regarding the application, please call,

Respectfully Submitted,



Roy T. Decker, FAIA
 Duvall Decker Architects, P.A.

Encs.: NA

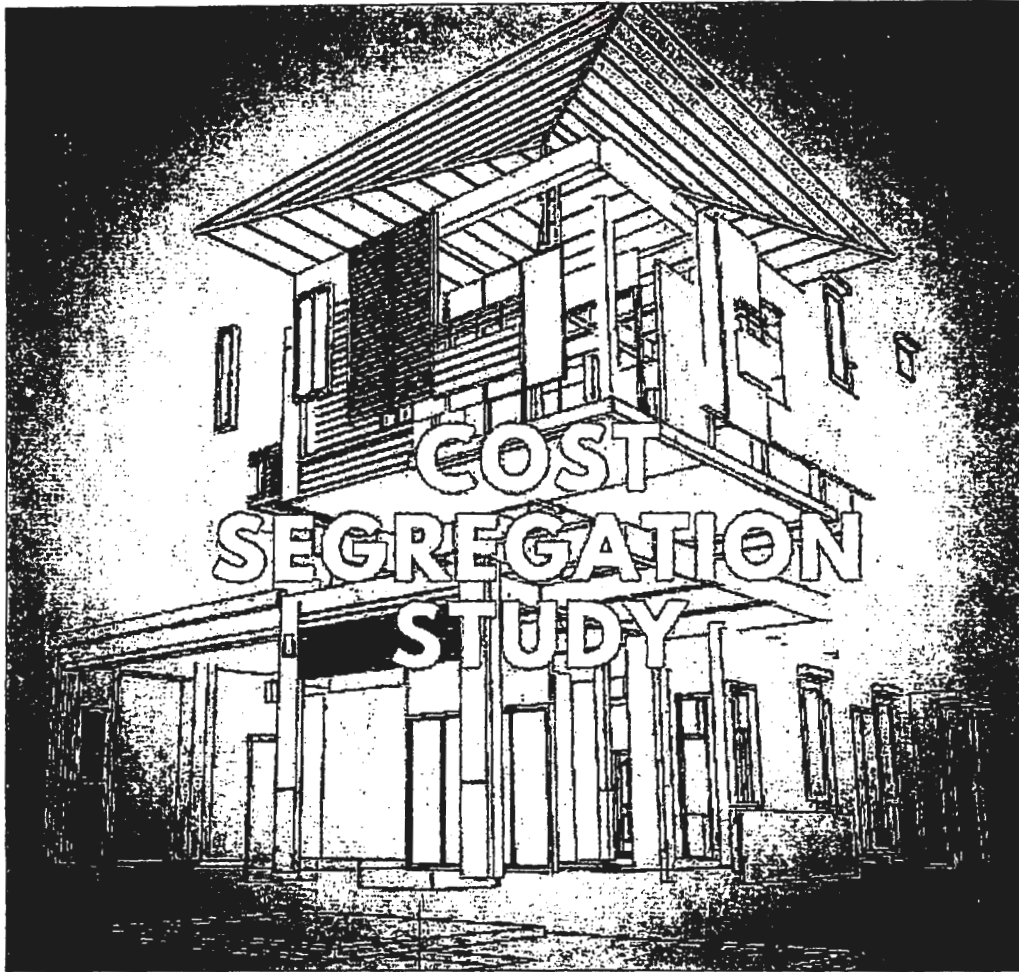
C: Nirav Patel, Cooperwood Senior Living LLC
 Winston Muhammad, Malden Inspections
 Roy T. Decker, Duvall Decker

File: 1711.2 Cooperwood Senior Housing / Corresp



2915 NORTH STATE STREET, JACKSON, MS 39216, WWW.DUVALLDECKER.COM, 601-713-1126

Attachment: Resolution and application for ad valorem Tax Exemption Request for Cooperwood Senior Living (RFA-2025-423 :



PREPARED FOR

Cooperwood Senior Living, LLC

2411 Cooper Rd

Flowood, MS, 39232

RE COST SEG

www.recostseg.com

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RE COST SEG

EXECUTIVE SUMMARY

Dear Nirav,

According to our agreement, we have performed a cost segregation study for the property located at 2411 Cooper Rd, Flowood, MS, 39232. The purpose of our study was to identify the property assets, reclassify and estimate its building component values and assign those values to complete a cost segregation study.

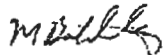
Based on this study, we have identified and classified costs of the property as follows:

ASSET CLASS LIFE	ASSET VALUE
Indirect Costs*	\$7,136,566
5 - Year Assets	\$3,236,527
7 - Year Assets	\$70,863
15 - Year Assets	\$1,517,766
39 - Year Assets	\$16,669,893
Construction Total	\$21,495,049
Payback Ratio	313.7:1
*Indirect Cost are distributed by weight to direct cost assets. As a result the "Year Assets" contain total direct and indirect cost.	

In addition to cost details that support these value conclusions; this report provides detail on the agreed upon scope of work, procedure of the analysis, methodology, theories and definitions used to generate these value conclusions.

Some information used to prepare this study was provided to us by Nirav Patel and was not audited or reviewed by us. Accordingly, we do not express an opinion or any other form of assurance on it.

Thank You,

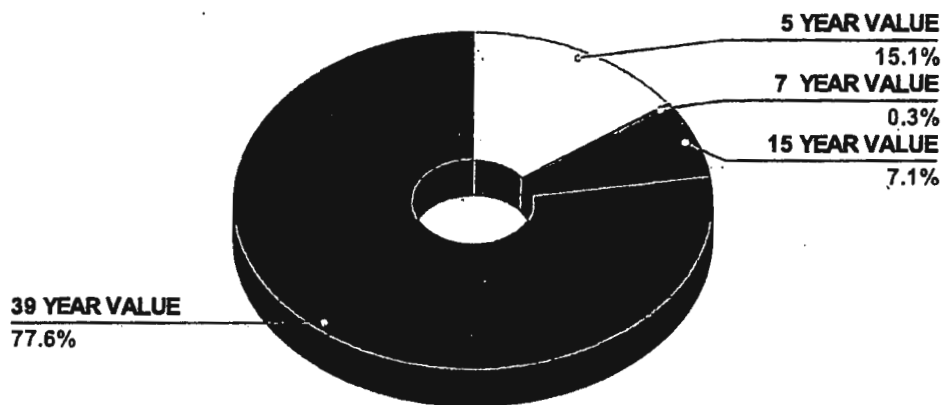


Mitchell Baldrige

Cost Segregation Report & Calculations

Summarized Results		
New Construction	Final Allocated Values	% of Improvements
5-Year value Conclusion	\$3,236,527	15.06%
7-Year value Conclusion	\$70,863	0.33%
15-Year value Conclusion	\$1,517,766	7.06%
39-Year value Conclusion	\$16,669,893	77.55%
New Construction Total	\$21,495,049	100.00%

Asset Reclassification



List of Improvements by Item	
Prepared for:	Nirav Patel
Job #:	22-4746
Company:	Cooperwood Senior Living, LLC
Property address:	2411 Cooper Rd
	Flowood, MS, 39232
Property Details	
In-Service Date:	4/1/2022
Year Built:	2022
Land Use:	Medical Office
No. of Units:	80
Cost Basis	
Construction Cost	\$21,495,049
Total Construction Basis	\$21,495,049



RE COST SEG

LIST OF IMPROVEMENTS BY ITEM

ASSET	CATEGORY	RECLASS YEAR	UOM	UNIT PRICE	QUANTITY	REPLACEMENT	FINAL
Resilient Flooring	Finishes	5	SQ FT	4.90	39,217	192,000.00	\$287,429.35
Carpet, Heavy Grade (Includes Carpet Tile)	Finishes	5	SQ FT	4.72	13,766	65,000.00	\$97,306.81
Special Equipment	Specialties	5	TOTAL	83,775.00	1	83,775.00	\$125,413.51
Illuminated Plastic, Single Sided	Specialties	5	SQ FT	177.50	4	973.35	\$1,457.13
Plastic, Single Sided	Specialties	5	SQ FT	153.10	271	65,004.81	\$97,314.01
Fire Extinguisher, Dry Chemical 10 Pound	Specialties	5	EA	229.00	34	12,198.75	\$18,261.87
Soap Dispenser, Surface Mounted	Equipment	5	EA	97.00	12	1,823.70	\$2,730.13
Restroom Soap Dispenser, Surface Mounted	Equipment	5	EA	97.00	9	1,367.78	\$2,047.60
Paper Towel Dispenser, Surface Mounted	Equipment	5	EA	127.00	10	1,989.78	\$2,978.75
Restroom Paper Towel Dispenser, Surface Mounted	Equipment	5	EA	127.00	9	1,790.80	\$2,680.88
Restroom Paper Dispenser, Surface Mounted	Equipment	5	EA	97.00	100	15,197.52	\$22,751.11
Mirrors, up to 12 SQ FT	Finishes	5	EA	66.25	100	10,379.75	\$15,538.77
Medicine Cabinet, Recessed	Finishes	5	EA	349.67	91	49,853.61	\$74,632.24
Wallpaper	Finishes	5	SQ FT	2.47	395	4,495.63	\$6,730.09
Wood or Copper Veneer	Finishes	5	SQ FT	23.45	444	48,073.16	\$71,966.85
Plywood Equipment Backing	Finishes	5	SQ FT	3.63	192	3,213.56	\$4,810.78
Fiberglass Panel	Finishes	5	SQ FT	1.40	3,570	23,076.67	\$34,546.41
Horizontal Blinds	Furnishings	5	SQ FT	13.77	3,913	12,840.00	\$19,221.84
Base Cabinets	Furnishings	5	LF	159.33	1,018	101,712.67	\$152,266.70
Wall/Upper Cabinets	Furnishings	5	LF	244.67	712	109,212.99	\$163,494.89
Bathroom Vanities	Furnishings	5	LF	244.67	104	15,959.93	\$23,892.46
Built-in Desk	Furnishings	5	LF	134.67	14	1,885.38	\$2,770.28
Laminate, Countertop	Furnishings	5	LF	162.00	1,636	166,210.16	\$248,821.24
Wood, Countertop	Furnishings	5	LF	101.25	10	635.06	\$950.71
Solid Plastic, Countertop	Furnishings	5	LF	163.50	26	2,702.65	\$4,045.94
Walk-in Freezer, Interior	Special Construction	5	SQ FT	3,125.00	59	6,403.66	\$9,586.46
Walk-in Cooler, Interior	Special Construction	5	SQ FT	1,800.00	78	4,876.34	\$7,300.01
Single Bowl, Kitchen Sink	Plumbing	5	EA	982.50	93	182,849.15	\$273,730.27
Double Bowl, Kitchen Sink	Plumbing	5	EA	1,426.25	1	2,854.13	\$4,272.71
Clothes Washer, Plumbing Rough-in	Plumbing	5	EA	118.00	68	16,057.15	\$24,038.00
Dishwasher, Plumbing Rough-in	Plumbing	5	EA	118.00	2	472.27	\$707.00
Equipment, Floor Drain	Plumbing	5	EA	713.75	1	1,428.31	\$2,138.23
Equipment Rough-in Only	Plumbing	5	EA	633.50	1	1,267.72	\$1,897.82
Utility Sink, Single Bay	Plumbing	5	EA	787.50	2	3,151.80	\$4,718.33
Sump Pump	Plumbing	5	EA	703.33	6	8,444.81	\$12,642.12
Water Line, for Ice Maker	Plumbing	5	EA	464.00	15	13,927.93	\$20,850.50
Electric Tankless, Specialty Equipment	Plumbing	5	EA	325.00	14	9,105.19	\$13,630.72
Water Heater, 100 Gallon, Specialty Equipment	Plumbing	5	EA	2,070.00	1	4,142.36	\$6,201.23
PTAC System, Built-in Units	HVAC	5	EA	1,500.00	135	287,895.53	\$430,987.62
Dishwasher Electric Hook-up	Electrical	5	EA	151.50	2	1,043.30	\$1,561.85
Microwave Electric Hook-up	Electrical	5	EA	151.50	65	33,907.26	\$50,760.12
Oven/Range Electric Hook-up	Electrical	5	EA	151.50	5	2,608.25	\$3,904.62
Refrigerator Electric Hook-up	Electrical	5	EA	151.50	87	45,383.57	\$67,940.46
Clothes Washer Electric Hook-up	Electrical	5	EA	151.50	68	35,472.21	\$53,102.89
Clothes Dryer Electric Hook-up	Electrical	5	EA	151.50	68	35,472.21	\$53,102.89
Ceiling Fan Electric Hook-up	Electrical	5	EA	131.38	3	1,357.07	\$2,031.56
Incandescent Light	Electrical	5	EA	150.00	102	52,681.51	\$78,865.68
Recessed Incandescent Light	Electrical	5	EA	120.00	10	4,131.88	\$6,185.54
Pendant Light	Electrical	5	EA	97.00	15	5,009.91	\$7,499.97
Chandelier, High Quality	Electrical	5	EA	1,530.00	6	31,608.90	\$47,319.41
Wall Washer, Lighting	Electrical	5	EA	114.50	6	2,365.50	\$3,541.22
Special Use, 15 - 20 Amp Outlet	Electrical	5	EA	84.88	970	283,477.28	\$424,373.39
Security Cameras	Communication Systems	5	EA	406.67	10	14,002.49	\$20,962.12
Specialty Lighting Wiring, Romex, Specialty	Electrical	5	EA	42.44	190	27,763.24	\$41,562.34
Split Use, Breaker Panels, 60-200 AMPS CAP. Specialty	Electrical	5	EA	416.25	36	29,578.73	\$35,298.02
Split Use, Breaker Panels, 800 AMPS CAP. Specialty	Electrical	5	EA	7,400.00	1	11,643.82	\$17,431.12
Split Use, Switchgear, 1600 AMP, Specialty	Electrical	5	EA	10,750.00	1	16,915.01	\$25,322.24
Exterior Incandescent Light	Electrical	7	EA	150.00	4	2,065.94	\$3,092.77
Exterior Recessed Incandescent Light	Electrical	7	EA	120.00	47	19,419.85	\$29,072.05
Telephone/Data Port	Communication Systems	7	EA	45.50	165	25,850.09	\$38,698.31
Site Clearing	Earthwork	15	SQ FT	0.02	79,924	6,944.15	\$10,385.59
Site Excavation/Fill/Preparation	Earthwork	15	SQ FT	1.87	64,476	452,924.01	\$678,039.86
Asphaltic Concrete, Paving	Exterior Improvements	15	SQ FT	2.79	49,602	142,423.92	\$213,212.58
Concrete, Paving	Exterior Improvements	15	SQ FT	4.95	1,131	5,760.34	\$8,623.39
Sidewalk, Concrete	Exterior Improvements	15	SQ FT	5.71	8,755	51,448.38	\$77,019.66
Patio, Concrete	Exterior Improvements	15	SQ FT	5.71	3,590	21,096.28	\$31,581.72
Steps, Concrete	Exterior Improvements	15	LFN	45.00	25	1,157.79	\$1,733.24
Concrete Ramp	Exterior Improvements	15	SQ FT	11.71	1,003	12,088.04	\$18,096.14
Concrete Curb, no gutter	Exterior Improvements	15	LF	13.50	147	2,044.56	\$3,060.76
Brick, Pavers	Exterior Improvements	15	SQ FT	13.61	199	2,782.23	\$4,165.08
Seeding	Exterior Improvements	15	SQ FT	0.21	78,893	16,847.42	\$25,221.06
Mulching	Exterior Improvements	15	SQ FT	0.63	1,122	727.30	\$1,088.79
Irrigation	Exterior Improvements	15	SQ FT	1.19	78,893	96,348.29	\$144,236.08

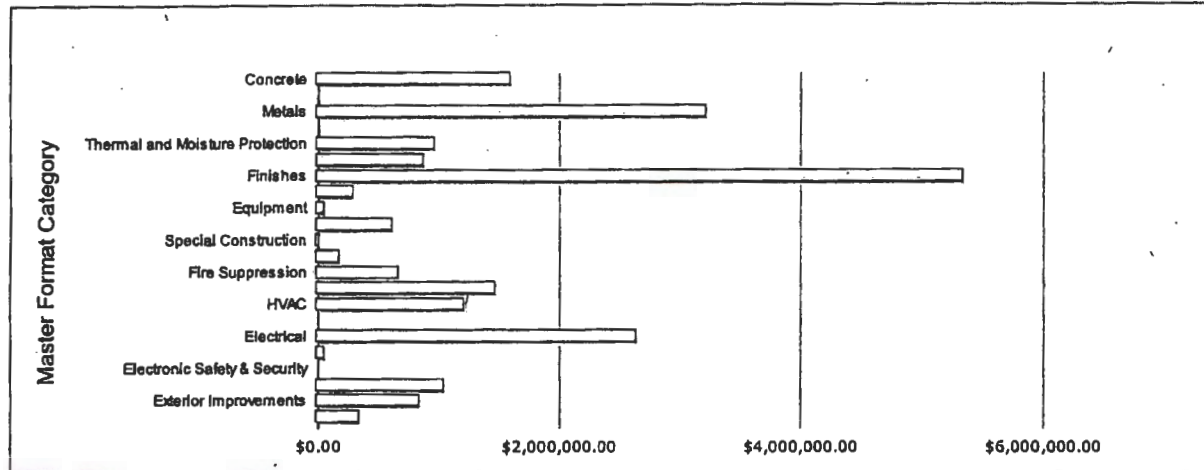
LIST OF IMPROVEMENTS BY ITEM

ASSET	CATEGORY	RECLASS YEAR	UOM	UNIT PRICE	QUANTITY	REPLACEMENT	FINAL
Shrubs and Hedges, Small	Exterior Improvements	15	EA	27.05	201	5,595.51	\$8,376.64
Shrubs and Hedges, Medium	Exterior Improvements	15	EA	69.33	39	2,782.81	\$4,165.94
Concrete, Planter Box	Exterior Improvements	15	SQ FT	68.58	80	5,645.57	\$8,453.08
Trees	Exterior Improvements	15	EA	287.00	19	5,611.93	\$8,401.21
Parking Lot Striping, Per Car Space	Exterior Improvements	15	EA	11.75	80	967.40	\$1,448.22
Parking Lot Striping, Handicap Stall	Exterior Improvements	15	EA	21.50	6	132.76	\$198.74
Parking Bumper, Concrete	Exterior Improvements	15	EA	6.79	80	559.03	\$836.89
Bollard, Concrete	Exterior Improvements	15	EA	747.00	6	4,612.63	\$6,905.23
Bollard, with Lighting	Exterior Improvements	15	EA	1,116.00	22	25,267.56	\$37,826.25
Air Conditioning Compressor Pad	Exterior Improvements	15	EA	460.00	2	946.81	\$1,417.41
Vinyl Fencing	Exterior Improvements	15	LF	44.50	36	1,644.11	\$2,461.28
Concrete Block, Reinforced	Exterior Improvements	15	SQ FT	14.83	1,069	16,210.64	\$24,267.78
Storm Drain	Exterior Improvements	15	LF	71.75	813	60,040.23	\$89,881.90
Inlet	Exterior Improvements	15	EA	4,075.50	13	54,525.64	\$81,626.40
Park Bench, Precast Stone	Exterior Improvements	15	EA	1,670.00	7	12,030.70	\$18,010.30
Trash Receptacle with Cover	Exterior Improvements	15	EA	750.00	1	771.86	\$1,155.49
Flagpole	Exterior Improvements	15	EA	1,601.05	1	1,647.71	\$2,466.67
Handicap Sign on Pole	Exterior Improvements	15	EA	367.00	6	2,266.18	\$3,392.53
Aluminum Trim, Storefront	Openings	39	SQ FT	94.81	2,510	237,975.00	\$356,255.20
Cement Fiber Siding	Finishes	39	SQ FT	12.51	57,388	717,956.00	\$1,074,800.13
Acoustical Tiles, Ceiling Finish	Finishes	39	SQ FT	7.53	25,727	193,800.00	\$290,124.00
Sheet Metal	Finishes	39	SQ FT	0.32	57,388	18,400.00	\$27,545.31
Elevator	Conveying Equipment	39	EA	59,300.00	2	118,600.00	\$177,547.50
Glass Window	Openings	39	SQ FT	15.73	4,073	38,894.92	\$58,226.78
Louver	Openings	39	SQ FT	19.20	1,420	16,555.08	\$24,783.42
Concrete Slab	Concrete	39	SQ FT	3.90	42,100	644,067.48	\$964,186.96
Concrete Floor Construction, Second Floor and Up	Concrete	39	SQ FT	2.34	34,682	318,010.10	\$476,069.98
Concrete, Balcony	Concrete	39	SQ FT	35.30	582	80,541.20	\$120,572.42
Foundation, Concrete Piers	Concrete	39	EA	32.75	55	7,058.22	\$10,566.35
Aluminum or Steel Framing	Metals	39	SQ FT	11.35	65,945	903,282.32	\$1,352,238.79
Structural Steel Frame Canopy	Metals	39	SQ FT	45.63	775	42,682.43	\$63,896.78
Metal Stair, Per Riser	Metals	39	EA	399.33	80	38,562.93	\$57,729.79
Steel Columns	Metals	39	EA	329.00	55	21,842.54	\$32,698.89
6" Metal Studs	Metals	39	LF	19.80	48,091	1,149,413.78	\$1,720,704.45
Recessed Fire Extinguisher Cabinet, Stainless Steel	Specialties	39	EA	685.00	34	36,489.72	\$54,626.12
Restroom Grab Bar	Equipment	39	EA	88.00	100	13,787.44	\$20,640.18
Drywall	Finishes	39	TOTAL	1,601,089.00	1	1,150,178.33	\$1,721,848.99
Gypsum Board	Finishes	39	SQ FT	2.05	153,769	315,611.16	\$472,478.70
Gypsum Board, Ceiling Finish	Finishes	39	SQ FT	3.45	39,217	135,299.51	\$202,547.14
Block, Concrete	Concrete	39	SQ FT	23.59	1,137	20,592.00	\$30,826.80
Open-Steel System	Thermal and Moisture Protection	39	SQ FT	5.32	42,100	267,715.12	\$400,777.00
Aluminum or Steel, Corrugated, Crimped or Tile Panels	Thermal and Moisture Protection	39	SQ FT	3.19	42,100	160,453.03	\$240,202.65
Exterior Wall Insulation	Thermal and Moisture Protection	39	SQ FT	1.01	65,945	79,377.79	\$118,830.76
Roof Insulation	Thermal and Moisture Protection	39	SQ FT	2.10	42,100	105,753.13	\$158,315.38
Rain Water Drainage	Thermal and Moisture Protection	39	LF	13.24	2,144	33,911.93	\$50,767.10
Exterior Metal, Hollow Core	Openings	39	SQ FT	28.00	168	6,657.78	\$9,966.88
Glass & Aluminum Door	Openings	39	SQ FT	24.73	252	8,818.59	\$13,201.67
Overhead Door, Roll Up	Openings	39	SQ FT	30.63	133	5,764.88	\$8,630.18
Wood, Hollow Wood	Openings	39	SQ FT	20.15	9,065	258,521.75	\$387,014.26
Metal, Hollow Core	Openings	39	SQ FT	33.50	63	2,987.08	\$4,471.75
Clear Glass	Openings	39	SQ FT	24.73	192	6,718.92	\$10,058.42
Paint, Ceiling	Finishes	39	SQ FT	0.63	39,217	113,170.69	\$169,419.68
Ceramic Wall Tile	Finishes	39	SQ FT	17.89	709	58,556.18	\$87,660.23
Paint, Wall Finish	Finishes	39	SQ FT	0.63	148,459	428,414.12	\$641,347.87
Ceramic Tile, Flooring	Finishes	39	SQ FT	18.28	807	19,436.65	\$29,097.20
Quarry Tile, Flooring	Finishes	39	SQ FT	18.28	1,121	26,999.35	\$40,418.79
Janitor, Service Sink	Plumbing	39	EA	1,372.50	6	16,479.39	\$24,670.10
Drinking Fountain	Plumbing	39	EA	1,135.00	4	9,085.17	\$13,600.76
Fire Sprinklers	Fire Suppression	39	SQ FT	2.92	76,782	448,662.44	\$671,660.17
Restroom Floor Drain	Plumbing	39	EA	713.75	2	2,856.63	\$4,276.45
Restroom Lavatory, Wall Sink	Plumbing	39	EA	870.00	3	15,668.93	\$23,456.82
Restroom Rough-in Only	Plumbing	39	EA	633.50	3	3,803.17	\$5,693.45
Restroom Vanity Mounted Sink	Plumbing	39	EA	866.67	91	157,823.23	\$236,265.77
Restroom Bathtub, Handicapped Walk-in Door	Plumbing	39	EA	7,216.67	2	28,883.12	\$43,238.83
Restroom Shower	Plumbing	39	EA	1,173.33	91	213,668.37	\$319,867.51
Restroom Water Closet	Plumbing	39	EA	1,408.33	100	281,827.20	\$421,903.16
Electric Tankless, Restroom	Plumbing	39	EA	325.00	14	9,105.19	\$13,630.72
Water Heater, 100 Gallon, Restroom	Plumbing	39	EA	2,070.00	1	4,142.36	\$6,201.23
HVAC System, Zoned A.C.	HVAC	39	SQ FT	9.91	37,161	523,697.47	\$783,989.71
General Equipment Electric Hook-up	Electrical	39	EA	131.38	2	904.71	\$1,354.38
Exit Sign	Electrical	39	EA	253.67	20	17,468.68	\$26,151.10
General Incandescent Light	Electrical	39	EA	150.00	203	104,846.52	\$156,958.17
General Recessed Incandescent Light	Electrical	39	EA	120.00	874	361,126.55	\$540,616.51

LIST OF IMPROVEMENTS BY ITEM

ASSET	CATEGORY	RECLASS YEAR	UOM	UNIT PRICE	QUANTITY	REPLACEMENT	FINAL
General Fluorescent, Strip One Lamp	Electrical	39	EA	168.00	46	26,609.32	\$39,834.90
General Fluorescent, Two Lamp	Electrical	39	EA	186.00	86	55,078.00	\$82,453.30
General Use, 15 - 20 Amp Outlet	Electrical	39	EA	84.88	429	125,372.94	\$187,686.79
Generator, 200 kva, Diesel	Electrical	39	EA	40,282.50	1	138,702.14	\$207,640.97
General, Fused, single-throw, 30 Amp Safety Switch	Electrical	39	EA	165.00	2	1,136.27	\$1,701.02
Lighting Wiring, Romex, General	Electrical	39	EA	42.44	1,638	239,348.35	\$358,311.14
Split Use, Breaker Panels, 60-200 AMPS CAP. General	Electrical	39	EA	416.25	36	28,018.15	\$41,943.95
Split Use, Breaker Panels, 800 AMPS CAP. General	Electrical	39	EA	7,400.00	1	13,836.12	\$20,713.06
Split Use, Switchgear, 1600 AMP, General	Electrical	39	EA	10,750.00	1	20,099.78	\$30,089.92
Service Disconnect Switch, 200 AMP	Electrical	39	EA	578.94	1	1,993.43	\$2,984.22
Excavation/Fill/Site Preparation	Earthwork	39	SQ FT	1.55	42,100	245,131.83	\$366,969.18
Fire Hydrant	Exterior Improvements	39	EA	4,175.00	2	8,593.36	\$12,864.50
Water Lateral	Utilities	39	LF	20.10	475	49,173.98	\$73,514.82
Gas Lateral	Utilities	39	LF	13.20	475	32,293.36	\$48,344.06
Underground, Electric Lateral	Utilities	39	LF	19.10	475	46,727.52	\$69,952.39
Telephone Lateral	Utilities	39	LF	13.40	475	32,782.66	\$49,076.55
Sewer Lateral	Utilities	39	LF	27.60	475	67,522.48	\$101,083.04
General Conditions	Procurement and Contracting Requirements	INDIRECT	TOTAL	908,945.00	1	INDIRECT	INDIRECT
Contingency Allowance	General Requirements	INDIRECT	TOTAL	1,824,747.00	1	INDIRECT	INDIRECT
Supervision and Management	General Requirements	INDIRECT	TOTAL	187,889.00	1	INDIRECT	INDIRECT
Contractors Profit and Overhead	General Requirements	INDIRECT	TOTAL	700,592.00	1	INDIRECT	INDIRECT
Architectural/Design	General Requirements	INDIRECT	TOTAL	801,092.00	1	INDIRECT	INDIRECT
Initial Financing Fee	General Requirements	INDIRECT	TOTAL	284,797.00	1	INDIRECT	INDIRECT
Permanent Placement Fee	General Requirements	INDIRECT	TOTAL	94,913.00	1	INDIRECT	INDIRECT
Legal	Existing Conditions	INDIRECT	TOTAL	78,975.00	1	INDIRECT	INDIRECT
Organization	Existing Conditions	INDIRECT	TOTAL	27,605.00	1	INDIRECT	INDIRECT
Borrower's Cost Certification Audit Fee	General Requirements	INDIRECT	TOTAL	20,000.00	1	INDIRECT	INDIRECT
Other Fees	General Requirements	INDIRECT	TOTAL	1,104,104.00	1	INDIRECT	INDIRECT
Interest During Construction	General Requirements	INDIRECT	TOTAL	516,712.00	1	INDIRECT	INDIRECT
Taxes During Construction	General Requirements	INDIRECT	TOTAL	21,924.00	1	INDIRECT	INDIRECT
Property Insurance	General Requirements	INDIRECT	TOTAL	15,000.00	1	INDIRECT	INDIRECT
Mortgage Insurance Premium (MIP)	General Requirements	INDIRECT	TOTAL	335,037.00	1	INDIRECT	INDIRECT
FHA Examination Fee	General Requirements	INDIRECT	TOTAL	56,948.00	1	INDIRECT	INDIRECT
FHA Inspection Fee	General Requirements	INDIRECT	TOTAL	94,913.00	1	INDIRECT	INDIRECT
Title Insurance	General Requirements	INDIRECT	TOTAL	62,433.00	1	INDIRECT	INDIRECT

ASSET CLASSIFICATION BY CATEGORY



CATEGORY	TOTAL	5 YEAR	7 YEAR	15 YEAR	30 YEAR
Concrete	\$1,602,222.50				\$1,602,222.50
Masonry					
Metals	\$3,227,268.70				\$3,227,268.70
Woods, Plastics, and Composites					
Thermal and Moisture Protection	\$968,892.89				\$968,892.89
Openings	\$872,608.55				\$872,608.55
Finishes	\$5,350,249.35	\$592,961.32			\$4,757,288.03
Specialties	\$297,072.63	\$242,446.51			\$54,626.12
Equipment	\$53,828.66	\$33,188.48			\$20,640.18
Furnishings	\$614,464.07	\$614,464.07			
Special Construction	\$16,886.47	\$16,886.47			
Conveying Equipment	\$177,547.50				\$177,547.50
Fire Suppression	\$671,660.17				\$671,660.17
Plumbing	\$1,477,631.70	\$364,826.91			\$1,112,804.80
HVAC	\$1,214,977.33	\$430,987.62			\$783,989.71
Integrated Automation					
Electrical	\$2,650,407.60	\$919,803.34	\$32,164.83		\$1,698,439.43
Communication Systems	\$59,660.43	\$20,962.12	\$38,698.31		
Electronic Safety & Security					
Earthwork	\$1,055,404.64			\$688,435.45	\$366,969.18
Exterior Improvements	\$842,194.94			\$829,330.44	\$12,864.50
Utilities	\$342,070.86				\$342,070.86
	\$21,495,049.00	\$3,236,526.83	\$70,863.13	\$1,517,765.89	\$16,669,893.14

PROPERTY DESCRIPTION

The property subject to this study is located at 2411 Cooper Rd, Flowood, MS, 39232. The building is a 76,782 square ft assisted living and memory care facility built in 2022, on a 314,939 square ft parcel. The structure consists of steel framing foundation walls with an open-steel roof system, and the building is built over a concrete slab.

The interior spaces are separated by painted sheetrock walls, and the flooring is made of carpeting, resilient flooring, and ceramic tile. The property has corian and laminate countertops, cabinetry, and appliances in good condition.

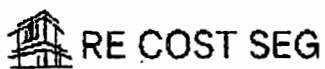
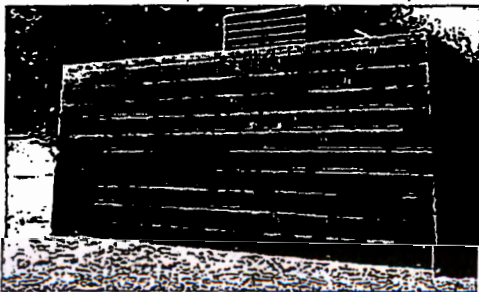
The exterior assets of the property include concrete sidewalk pathways, concrete patios, asphalt paving, storm drainage, landscaping, and exterior lighting.

The property was assessed using online records, client-submitted documents, and a virtual site visit made on August 23rd, 2023.

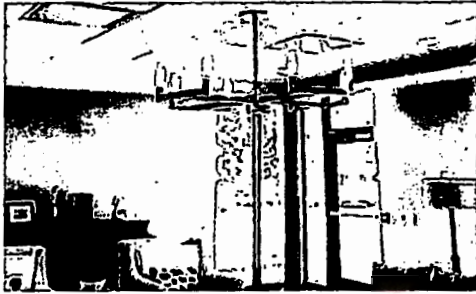


RE COST SEG

Photos of the Property and Assets



Photos of the Property and Assets



 RE COST SEG

Study Purpose, Procedure & Methodology

The purpose of this analysis was to arrive at an estimate of building component values and allocate those values to the improvement basis of the subject property. Our methodology follows professional engineering and cost estimating procedures.

The scope of this project included the research and analysis necessary to reach our conclusion. The initial step was to inspect the property and conduct research relevant to the allocation process, including estimating replacement costs, and physical depreciation

Replacement Cost New Less Depreciation (RCNLD), which is considered to be the most reliable and appropriate method for this type allocation, was used as an integral part of the final cost estimate. Reaching the RCNLD requires the quantification and qualification of the building and land improvements. Replacement cost new value estimates are based on the current pricing methods found in the Marshall & Swift pricing guide as well as professional estimates based on proprietary data. Those costs are then applied to the quantity survey of the component parts of the improvements. The replacement cost new is then adjusted down for estimated accrued physical depreciation from all sources; thus arriving at RCNLD.

The final step in the process is the reconciliation. In this process we have considered the relative applicability of the techniques used in order to produce the most reliable RCNLD. We have considered the quantities, qualities and condition of the improvements as well as the adequacy and reliability of the given data. Lastly, there is a reconciliation of the RCNLD percentage values to an improvement basis on a pro-rata basis.

The RCNLD methodology allows discrete identification of capital costs and value estimates for each of the improvements. This approach uses the concept of replacement value as an indication of value and assumes that a prudent investor would pay no more for an existing asset than the cost to acquire a new one. The replacement cost new is adjusted for loss in value (estimated depreciation) caused by a variety of factors.

Our opinion of value is based on our analysis and our experience for the valuation under the premise of 'continued use in place'. In all cases, items not in place were assigned no value. No analysis was performed by RE COST SEG to quantify any costs of liquidation. Accordingly, liquidation costs associated with removal and clean up are not included in this allocation.



RE COST SEG

Definitions

SECTION 1245 PROPERTY

Current law governing assets qualifying as Section 1245 property focuses primarily on a "permanency test." Costs for items that are not inherent parts of a permanent non-movable structure may qualify as Section 1245 property under this test. Numerous rulings and cases govern the treatment of many specific items. Absent a specific ruling or case, the "permanency test" is applied to a particular asset type according to the reasoning reflected in analogous rulings and cases.

A second test used to determine Section 1245 property eligibility is the "functional use" test. Under this test, an asset may qualify as Section 1245 property if its function as a building component is incidental to its function as support for other Section 1245 property. The courts continue to promulgate other tests, such as whether an item is movable and the demonstrable likelihood that it will be moved.

For each item of property identified in the report as Section 1245 property, we believe that the position has a realistic possibility of being sustained administratively or judicially, if challenged. This determination is based on our interpretation of the relevant tax statutes, regulations, revenue rulings, and case law in effect as of the date of this report. However, because such interpretation is based upon factual considerations about which opinions can differ, the Internal Revenue Service may challenge the classification of some of the items as Section 1245 property.

MODIFIED ACCELERATED COST RECOVERY SYSTEM (MACRS)

MACRS is mandatory for most tangible depreciable property placed in service after December 31, 1986. Under MACRS, the cost of eligible property is recovered over 3, 5, 7, 10, 15, 20, 27.5 and 39 year periods, depending upon the type of property, by using statutory recovery methods and conventions specified under the Code.

The classes of depreciable property are defined in terms of Code Sections 1245 and 1250 property and the Asset Depreciation Range class life as of January 1, 1986. The class life (or assigned class life) of an asset determines its recovery period, the method of depreciation used, and the applicable convention. Under MACRS, assets are classified according to their present class life as follows:

Definitions

MODIFIED ACCELERATED COST RECOVERY SYSTEM (MACRS)

3-YEAR CLASS:	ADR midpoints of four years and less, excluding automobiles and light trucks; also, any race horse over two years old or any other horse over 12 years old at the time it is placed in service.
5-YEAR CLASS:	Generally includes ADR midpoints of more than 4 years and less than 10 years, specifically adding automobiles, light trucks, qualified technological equipment, computer-based central office switching equipment, renewable energy and biomass properties that are small power production facilities, and research and experimentation property.
7-YEAR CLASS:	ADR midpoints of 10 years or more, but less than 16 years, adding single-purpose agricultural or horticultural structures, railroad track and property with no ADR midpoint not classified elsewhere.
10-YEAR CLASS:	ADR midpoints of 16 years or more, but less than 20 years.
15-YEAR CLASS:	ADR midpoints of 20 years or more, but less than 25 years, including sewage treatment plants, telephone distribution plants and comparable equipment used for the two-way exchange of voice and data communications.
20-YEAR CLASS:	ADR midpoints of 25 years and more, other than real property with an ADR midpoint of 27.5 years and more, and including municipal sewer pipes.
27.5-YEAR CLASS:	Residential real property.
39-YEAR CLASS:	Non-residential real property (real property that is not residential rental property and that does not have an ADR midpoint of less than 27.5 years).



RE COST SEG

Definitions

MODIFIED ACCELERATED COST RECOVERY SYSTEM (MACRS)

The cost of property in the three, five, seven and ten-year classes is recovered using the 200% declining-balance method over class life of the property, and utilizing a half-year convention, with a switch to the straight-line method to maximize the deduction. The cost of fifteen, and twenty year property is recovered using the 150% declining-balance method over

ALTERNATIVE MINIMUM TAX

For purposes of determining Alternative Minimum Taxable (AMT) income for any tax year, an adjustment to taxable income must be made for depreciation. The adjustment is made by modifying the depreciable lives and the applicable depreciation method for that property depreciated under regular MACRS. No adjustment is required for property depreciated under the alternative depreciation system. The difference between the total depreciated under regular MACRS and AMT depreciation is an adjustment to be included in computing alternative taxable income.

REPLACEMENT COST

The Dictionary of Real Estate Appraisal, third edition defines Replacement Cost as follows: "The estimated cost to construct, at current prices, a building (improvements) with utility equivalent to the building (improvements) ... using modern materials and current standards, design, and layout." The replacement cost approach considers specific factors including investigation, analysis, and estimation of the size of individual components and the cost to replace those components on a continued use basis. Additionally, construction cost estimates, indirect costs, and local labor costs factors are analyzed to generate a point of value for building components. Field data gathered on-site including physical deterioration, repair, maintenance, and efficacy of the assets yielded additional replacement cost indicators.

The full economic useful life is based on Marshall & Swift publications, government data and field observations. The final step in developing a replacement cost was the allocation of indirect costs for the total project to each of the component units identified.

Depreciation

Depreciation represents the loss in value that may come from age, presence of features that are excessive, deficient, currently undesirable, or other external factors. Depreciation can be one of five types and more than one form of depreciation may be present in the same improvements. Physical Depreciation is physical wear and tear. Functional Depreciation can result from layout, design, or some other undesirable condition. Both Physical depreciation and functional depreciation may be curable or incurable.



RE COST SEG

Definitions

ECONOMIC AND REMAINING USEFUL LIFE

Economic useful life is defined as the period over which the improvements contribute to property value, or the period of time during which it is profitable to use an asset. An asset's economic useful life expires when it is no longer profitable to use the asset, or in which it no longer contributes as value in continued use, or when it is more profitable to use another asset. The economic useful life for an asset can be estimated based upon: 1) legislated lives derived from schedules provided by the federal income tax code; 2) legal lives based on contractual terms such as a lease; or 3) observed historical rates of obsolescence. Planned replacement, as part of a scheduled retail store upgrade, in order to remain competitive in the marketplace, is an example of such economic obsolescence.

In determining assets' economic useful life, we relied on several sources of information including data published by Marshall Valuation Services, the nature of the business, and our professional judgment. The economic useful life that has been assigned to each of the components that make up the improvements are demonstrated in the exhibit section of this report.

The estimate of the remaining useful life of the improvements was based on an economic normal life schedule for items such as partitions, doors, glass and glazing, interior finishes; and building services including mechanical and electrical components. The effective age of the subject improvements, estimated from our informed judgment, was subtracted from the economic useful life to determine a remaining useful life.



RE COST SEG

LEGAL SUPPORT FOR ASSET CLASSIFICATION

The following is a list of court cases, rulings, and governmental reports that help shape the framework for asset reclassification.

Architectural Millwork and Finish Carpentry

Interior assets such as kitchen cabinets, other wooden cabinets, medicine cabinets, slat wall system, counters, closet rods, crown and wall moldings are tangible personal property meeting the definition in Reg. Sec. 1.48-1(c). The Senate Finance Committee Report on the Revenue Act of 1978 identified similar items, such as booths for seating and beverage bars, as tangible personal property.

Cabinets, Counters, and Shelving

In *Metro National Corp. v. Commissioner*, No. 33279-84, TCM 1987-38, cabinets were found to be tangible personal property. The cabinets were easily movable and there was no damage to the cabinets or to the building structure. Moving cabinets to meet the taxpayer's needs is a common occurrence; they are an "accessory to a business" within the meaning of Sen. Report No. 1881, 87th Cong., 2d Sess. (1962), 1962-3 C.B. 707, 722. These items qualify as tangible personal property because they meet the definition in Reg. Sec. 1.48-1. In *Morrison Inc. v. Commissioner*, No. 34300-83, TCM 1986-129, March 31, 1986, the court disallowed vanity cabinets and counters in public restrooms. However, these items were disallowed because they were considered a necessary part of the public restrooms and thus, necessary in the operation and maintenance of the building. Also, the record noted that the vanity cabinets and counters were attached in such a manner that removal would damage the underlying walls. The subject cabinets, counters, and shelving are not permanently attached to the walls and are not necessary in the operation and maintenance of the building.

Cable TV Systems

The TV system in the buildings consists of a cable system. The cable system consists of wiring from each apartment/office to the satellite dish or main hub located outside the buildings. The TV system has no relationship to the operation and maintenance of the building and qualifies as tangible personal property under Reg. Sec. 1.48-1(c). Also, Section 48(a) of the IRC specifically provides that "other tangible property" used as an integral part of furnishing communications shall qualify as Section 38 property and be subject to the investment tax credit. In addition, special electrical connections which are necessary to and used directly with specific items of machinery or equipment are not structural components but are essentially items of machinery or equipment. See Rev. Rul. 66-299, 1966-2 C.B. 14; and *Central Citrus Co. v. Comm.*, 58 TC 365 (1972).



RE COST SEG

LEGAL SUPPORT FOR ASSET CLASSIFICATION

The following is a list of court cases, rulings, and governmental reports that help shape the framework for asset reclassification.

Carpet and Padding

Carpet was specifically outlined as tangible personal property in Rev. Rul. 67-349, 1967-2 C.B. 48 in which the Internal Revenue Service determined that the carpet was installed in such a manner that it was not an integral part of the floor itself and therefore not a permanent covering for the floor. Carpet was also specifically designated as tangible personal property in the Senate Finance Committee Report on the Revenue Act of 1978.

Ceiling Fans

The ceiling fans qualify as tangible personal property based on (1) the manner of attachment and (2) the degree of permanence as outlined in Rev. Rul. 75-178, 1975-1, C.B. 9. These items have no relationship to the operation or maintenance of the building. See also Reg. Sec. 1.48-1(c); Rev. Rul. 65-079, 1965-1 C.B. 26, and Rev. Rul. 80-151, 1980-1 C.B. 7.

Demountable (Movable) Partitions, Canopies and Awnings

The demountable partitions that are not load-bearing and are easily movable and removable. Movable, non load-bearing partitions which do not constitute structural components of the building, and are subject to removal as space requirements of the taxpayer change were considered to be tangible personal property in *King Radio Corporation, Inc. v. U.S.*, 486 F.2d 1091 (CA-10, 1973); *Minot Federal Savings & Loan Association v. U.S.*, 313 F. Supp. 294 (D.N. D., 1970), *aff'd*, 435 F.2d 1368 (CA-8, 1971); and Rev. Rul. 75-178, 1975-1 C.B. 9. Also, the Senate Finance Committee Report on the Revenue Act of 1978 specifically identified movable and removable partitions as tangible personal property. In *Mallinckrodt, Inc.*, 48 TCM 1290 (1984), the stringent six-point test set forth in *Whitco Industries, Inc.*, 65 TC 664 (1975) for determining whether an item is inherently permanent was expanded to examine the "most economical and preferred" method of removal and reuse. The subject demountable partitions are not permanent and easily detached. The subject partitions can easily be removed, reused, or stored in their entirety.

Demountable Handrails/Grab Bars

This category includes any applicable demountable handrails throughout the facility. These railings are usually bolted into the floor or walls and are easily moved without damaging the structure of the building and are interchangeable. They qualify as tangible personal property based on means of attachment as defined in Reg. Sec. 1.48-1(c); and Rev. Rul. 75-178, 1975-1 C.B. 9.



RE COST SEG

LEGAL SUPPORT FOR ASSET CLASSIFICATION

The following is a list of court cases, rulings, and governmental reports that help shape the framework for asset reclassification.

Electrical Distribution Equipment Serving Personal Property

This category includes a wide range of electrical components including the main incoming electrical switchboards, substations, interconnecting wire, conduit, and connections. In the case of Illinois Cereal Mills, Inc., the Tax Court reaffirmed its belief that the allocation method was proper. The Court said when an asset has a dual use as a component of a machine as well as as a structural component of a building, the asset should be classified as part of the machinery if this is its specific function. See also *Morrison, Inc. v. Comr.*, No. 34300-83, TCM 1986-129, March 31, 1986, in which the cost of the primary electrical distribution system was allocated between electrical service to kitchen equipment and electrical service to the building operations. This was upheld in the Court of Appeals, CA 11: Hatchett J.; *Morrison Inc. v. Commissioner*, No. 88-8665, January 9, 1990.

Electrical and Plumbing System Support

Certain components of buildings which may normally be viewed as structural components, such as electrical wiring and plumbing, may be deemed to be parts of the particular items of personal property or equipment to which they directly lead. If electrical wiring and plumbing are deemed to be parts of qualifying equipment, then the costs qualify for Section 1245 property. See for example *Rev. Rul. 69-558*, 1969-2 C.B. 4; *Rev. Rul. 66-299*, 1966-2 C.B. 14; and *Morrison Inc. v. Comr.*, No. 34300-83, TCM 1986-129, March 31, 1986. *Central Citrus Co.*

Electrical Service to Personal Property

The electrical costs associated with connections to tangible personal property such as audio-visual equipment, dedicated office machines, security system, kitchen equipment, televisions, vending machine, electrified furniture receptacles, and the like will qualify as tangible personal property. They are essential to the operation of tangible personal property. Reg. Sec. 1.48-1(c) provides that property, which is of the nature of machinery, shall be considered tangible personal property. See also *Rev. Rul. 66-299*, 1966-2 C.B. 14; *Rev. Rul. 69-558*, 1969-2 C.B. 4; *Central Citrus Co. v. Comm.*, 58 TC 365 (1972); *Morrison Inc. v. Comr.*, No. 34300-83, TCM 1986-129, March 31, 1986; and court of appeals, CA 11: Hatchett J.; *Morrison, Inc. v. Commissioner*, No. 88-8665, January 9, 1990.

Emergency Battery-Pack Lighting

Battery-pack lights should be considered tangible personal property since they are in no way essential to the operation and maintenance of the building. The emergency lighting consists of battery-packs, which can be moved from location to location as needed. Reg. Sec. 1.48-1 (e)(2) lists lighting fixtures as structural components of a building. Nevertheless, emergency battery pack lights were determined to be tangible personal property in *Morrison Inc. v. Commissioner*, No. 34300-83, TCM 1986-129, March 31, 1986.



RE COST SEG

LEGAL SUPPORT FOR ASSET CLASSIFICATION

The following is a list of court cases, rulings, and governmental reports that help shape the framework for asset reclassification.

Flood Lighting

Building mounted floodlights are not inherently permanent and therefore should qualify as tangible personal property as outlined in Reg. Sec. 1.48-1(c). Additionally, flagpoles mounted to the ground are classified as a land improvement according to Rev. Proc. 87-56 asset class 00.3. However, Rev. Rul. 69-170, 1969-1 C.B. 28 determined that flagpoles that were mounted to a building are tangible personal property. This same personal property and land improvement relationship exists between flood lighting mounted on a pole at the site or ground mounted and flood lighting mounted to the building. The building mounted flagpole nor building mounted flood lighting are required for the operation and maintenance of the building.

Floor Coverings

The floor coverings qualify as tangible personal property. In *Hospital Corporation of America v. Commissioner*, 109 T.C. No. 2 (1997) floating wood floor coverings and vinyl floor coverings were found to be personal property. They are installed in a manner so as not to be a permanent covering of the floor itself, can be removed without damaging the building, and are decorative in nature. Floor covering also qualifies based on the Senate Finance Committee Report on the Revenue Act of 1978 which supports ornamental and decorative items as qualifying property. See also *Morrison Inc. v. Commissioner*, No. 34300-83, TCM 1986-129, March 31, 1986, in which decorative window panels and lattice millwork were found to be tangible personal property.

Furniture, Fixtures and Equipment

The items, which include bookshelves, lockers, ceiling fans, security grilles, dryer vent kits, mailboxes, medicine, chairs cabinets, mirrors, FF&E, security cameras, and kitchen appliances, have no relationship to the operation or maintenance of the building. The furniture and fixtures qualify as tangible personal property by means of attachment and the permanency test. See Reg. Sec. 1.48-1(c); Rev. Rul. 65-079, 1965-1 C.B. 26; and Rev. Rul. 80-151, 1980-1 C.B. 7. The equipment items qualify as Section 1245 property as other tangible personal property. See Reg. Sec. 1.48-1(d) (4) and 1.48-1(e).

Mirrors

Mirrors qualify as tangible personal property based on the manner of attachment and the degree of permanence as described in Rev. Rul. 75-178, 1975-1 C.B. 9. The mirrors include decorative mirrors and/or mirrors that are an accessory to the taxpayers' business such as in a gym or physical therapy unit.



RE COST SEG

LEGAL SUPPORT FOR ASSET CLASSIFICATION

The following is a list of court cases, rulings, and governmental reports that help shape the framework for asset reclassification.

HVAC Systems

Typical Special HVAC Systems include Kitchen HVAC and Laundry HVAC. The units qualify as tangible personal property as defined in Reg. Sec. 1.48-1(e)(2) which states that structural components do not include machinery required to meet temperature or humidity requirements which are essential for the operation of other machinery. Piggly Wiggly Southern Inc. v. Comr., 84 TC 739 (1985) supported the same decision by pointing out that certain HVAC units qualified as Section 1245 property because their sole justification was meeting the temperature and humidity requirements essential to the operation of refrigeration equipment in the taxpayer's grocery business.

Installation of Owner's Equipment

In Morrison Inc. v. Comr., No. 34300-83, TCM 1986-129, March 31, 1986, the court disallowed a credit for the installation of special light fixtures on the basis that the installation was not tangible personal property or other tangible property. However, the court's position was contrary to other conclusions reached in Rev. Rul. 67-441, 1967-2, C.B. 54, in which expenditures for "dismantling, transporting, and installing" a printing press were found to be costs of Section 1245 property. Labor to install the owner's tangible personal property qualifies for investment tax credit because these costs are essential to the operation and usage of tangible personal property. These installation labor costs are not considered costs associated with structural components of the building. Reg. Sec. 1.48-1(c) provides that property that is of the nature of equipment shall be considered tangible personal property. Also see Rev. Rul. 76-437, 1976-2 C.B. 12; Rev. Rul. 81-305, 1981-2 C.B. 12.

Intercom System and Sound Systems

Sound systems typically include an intercom system and music system. They are primarily composed of conduit and wiring. The systems have no relationship to the operation and maintenance of the building and qualify as tangible personal property under Reg. Sec. 1.48-1(c). See Rev. Rul. 68-297, 1968-1 C.B. 27, where communication equipment was specifically designated as Section 1245 property. Additionally, special electrical connections which are necessary to and used directly with specific items of machinery or equipment are not structural components but are essentially items of machinery or equipment.



RE COST SEG

LEGAL SUPPORT FOR ASSET CLASSIFICATION

The following is a list of court cases, rulings, and governmental reports that help shape the framework for asset reclassification.

Kitchen Equipment

Similar to FF&E, the kitchen equipment consists of stoves, sinks, refrigerators, dishwashers, washing machines, dryers, garbage disposal units, ovens and the like which may be on rollers and easily movable to facilitate cleaning under and behind the equipment. Additional items include plumbing and relocation of equipment as listed above. Refrigerators, freezers, and coolers can be demounted from stands without damage and moved to a new location.

Mechanical and Plumbing Service to Personal Property

This category consists of plumbing connections to tangible personal property including kitchen sinks and dishwashers, water supply and drain hookups. These items are not to be considered structural components, as they do not relate to the operation of the building as a building. Instead, the subject piping and equipment are qualified Section 1245 property and, therefore, qualifies as tangible personal property. This argument is supported by Rev. Rul. 66-299, 1966-2 C.B. 14, which states the "special plumbing connections which are necessary to and are used directly with a specific item of machinery or equipment, or between specific items of individual machinery or equipment, are not structural components of the building but are essentially items of machinery or equipment and qualify as Section 1245 property."

Plumbing Connections

This category consists of plumbing connections related to tangible personal property. These items are not to be considered structural components, as they do not relate to the operation of the building as a building. Instead, the piping and other equipment utilized by the facility serve as qualified Section 1245 property and qualify as tangible personal property. This argument is supported by Rev. Rul. 66-299, 1966-2 C.B. 14, which clearly states the "special plumbing connections which are necessary to and are used directly with a specific item of machinery or equipment, or between specific items of individual machinery or equipment, are not structural components of the building, but are essentially items of machinery or equipment, and qualify as Section 1245 property."



RE COST SEG

LEGAL SUPPORT FOR ASSET CLASSIFICATION

The following is a list of court cases, rulings, and governmental reports that help shape the framework for asset reclassification.

Security System

Included in the security system is the television surveillance, security alarms, and other equipment and necessary electrical hookups. The system is an item of special machinery and equipment and has no relationship to the operation and maintenance of the building, but is needed in the taxpayer's business for monitoring and maintaining security. These assets are essentially machinery and equipment and qualify as tangible personal property under Reg. Sec. 1.48-1(c).

Telephone System Equipment

The telephone system encompasses the portable/movable equipment as well as conduits, wiring, and equipment used in the telephone system. These items are necessary for and used directly with specific items of machinery or equipment. See Rev. Rul. 66-299, 1966-2 C.B. 14; Rev. Rul. 69-588, 1969-2 C.B. 4; and Central Citrus Co. v. Comm., 58 TC 365 (1972). In addition, special electrical connections which are necessary to and used directly with specific items of machinery or equipment are not structural components. They are essentially items of machinery or equipment. See Rev. Rul. 66-299, 1966-2 C.B. 14; and Central Citrus Co. v. Comm., 58 TC 365 (1972).

Window Treatments

Patio blinds, vertical blinds, window shutters, interior window awnings, curtains, drapes, and rods, plus any related hardware, are all items of window treatment. They can be easily and quickly removed and reused and qualify as tangible personal property as defined in Reg. Sec. 1.48-1(c) based on means of attachment and further developed in Rev. Rul. 75-178, 1975-1 C.B. 9. See also the Senate Finance Committee Report on the Revenue Act of 1978.

Land Improvements

Land Improvements Code Section 168(e) classifies land improvements as 15-year property. The 15-year land improvements shall be depreciated in accordance with Rev. Proc. 87-56, Asset Class 00.3, Land Improvements. For depreciable costs such as excavation, grading and gravel associated with land improvements and buildings see Revenue Rulings 65-265, 68-193, 72-96; US Tax Court Case No. 4:92CV1089, Eastwood Mall vs U.S., filed April 14, 1995; Aurora Village Shopping Center, Inc., 29 TCM 126, filed February 16, 1970; Algernon Blair, Inc., 29 TC 1205; and Trailmont Park, Inc. v. Commissioner, TCM 1971-212, filed August 25, 1971.



RE COST SEG

STATEMENT OF GENERAL ASSUMPTIONS & LIMITING CONDITIONS

This cost segregation report is subject to the following general assumptions and limiting conditions:

1. This report has been made only for the purpose stated and shall not be used for any other purpose. Neither this report nor any portions thereof (including, without limitation, any conclusions as to value or the identity of RE Cost Seg or any individuals signing or associated with this report or the professional associations or organizations with which they are affiliated) may be disseminated to third parties, except the Internal Revenue Service, by any means without the prior written consent and approval from RE Cost Seg.
2. The recovery periods, conventions, and classes are deemed to represent the allowable ADR classes to the taxpayer, and the taxpayer has made a thorough review of the recovery period assumptions prior to the issuance of the final report.
3. Based upon proper application of P.L. 99-514, recovery periods and conventions of less than one year (as in the case of month-by-month recovery allowance on real property and the first-year recovery allowance on personal property) are now shown in the report and are to be adjusted at the discretion of the taxpayer.
4. Project and cost information furnished by others, upon which all or portions of this report is based, is believed to be reliable but has not been verified in all cases. No warranty is given as to the accuracy of such information.
5. No investigation has been made of, and no responsibility is assumed for, the legal description of the property or legal matters, including title or encumbrances. Title to the property is assumed to be good and marketable unless otherwise stated. The property is assumed to be free and clear of any liens, easements, or encumbrances unless otherwise stated.
6. RE Cost Seg nor any individual signing or associated with this report shall be required by reason of this report to give further consultation, provide testimony, or appear in court or at other legal proceedings unless specific arrangements therefore have been made.
7. Areas and dimensions of the property were obtained from surveys and/or public records. Maps or sketches, if included in this report, are only to assist the reader in visualizing the property, RE Cost Seg did not verify their accuracy. No independent surveys were conducted.
8. The construction costs considered in this report include construction period interest. No responsibility is assumed for the derivation of the amount as allowed by the applicable tax laws.



RE COST SEG

STATEMENT OF GENERAL ASSUMPTIONS & LIMITING CONDITIONS

This cost segregation report is subject to the following general assumptions and limiting conditions:

9. This analysis did not take into consideration the possibility of the existence of asbestos, PCB transformers, or other toxic, hazardous, or contaminated substances and/or underground storage tanks (hazardous material) or the cost of encapsulation or removal thereof. Should you have concerns about the existence of such substances on the property, we consider it imperative that you retain the services of a qualified, independent engineer or contractor to determine the existence and extent of any hazardous materials as well as the cost associated with any required or desirable treatment or removal thereof.
10. RE Cost Seg maximum liability relating to services rendered under this report (regardless of form of action, whether in contract, negligence, or otherwise) shall be limited to the charges paid to RE Cost Seg for the portion of its services or work products giving rise to liability. In no event shall RE Cost Seg be liable for consequential, special, incidental, or punitive losses, damages, or expenses (including, without limitation, lost profits, opportunity costs, etc.) even if it has been advised of their possible existence.
11. The client shall indemnify and hold harmless RE Cost Seg and its personnel from and against any claims, liabilities, costs, and expenses (including, without limitation, attorneys' fees and the time of RE Cost Seg personnel involved) brought against, paid, or incurred by RE Cost Seg at any time and in any way arising out of or relating to RE Cost Seg services under this report, except to the extent finally determined to have resulted from the gross negligence or willful misconduct of RE Cost Seg personnel. This provision shall survive the termination of this agreement for any reason.



RE COST SEG

1205279 Cooperwood Senior Living LLC 07/24/2024 7:36 AM

83-4366917

FYE: 12/31/2024

Asset	Property Description	Date In Service	Tax Cost	Depr Period	Monthly Depr	5/31/2022	6/30/2022
1	Resilient Flooring	4/14/22	287,429.35	5.0	\$ 4,790.49	\$ 7,185.73	\$ 4,790.49
2	Carpet Heavy Grade (Includes Carpet Tile)	4/14/22	97,803.81	5.0	\$ 1,621.78	\$ 2,432.67	\$ 1,621.78
3	Special Equipment	4/14/22	125,413.51	5.0	\$ 2,090.23	\$ 3,135.34	\$ 2,090.23
4	Illuminated Plastic Single Sided	4/14/22	1,457.13	5.0	\$ 24.29	\$ 36.43	\$ 24.29
5	Plastic Single Sided	4/14/22	97,814.01	5.0	\$ 1,621.90	\$ 2,432.85	\$ 1,621.90
6	Fire Extinguisher Dry Chemical 10 Pound	4/14/22	18,261.87	5.0	\$ 304.36	\$ 456.55	\$ 304.36
7	Soap Dispenser Surface Mounted	4/14/22	2,730.13	5.0	\$ 45.50	\$ 68.25	\$ 45.50
8	Restroom Soap Dispenser Surface Mounted	4/14/22	2,047.60	5.0	\$ 34.13	\$ 51.19	\$ 34.13
9	Paper Towel Dispenser Surface Mounted	4/14/22	2,978.75	5.0	\$ 49.65	\$ 74.47	\$ 49.65
10	Restroom Paper Towel Dispenser Surface Mounted	4/14/22	2,630.93	5.0	\$ 44.68	\$ 67.02	\$ 44.68
11	Restroom Paper Dispenser Surface Mounted	4/14/22	22,751.11	5.0	\$ 379.19	\$ 568.78	\$ 379.19
12	Mirrors up to 12 SQ FT	4/14/22	15,533.77	5.0	\$ 258.98	\$ 388.47	\$ 258.98
13	Medicine Cabinet Recessed	4/14/22	74,632.24	5.0	\$ 1,243.87	\$ 1,865.81	\$ 1,243.87
14	Wallpaper	4/14/22	6,730.09	5.0	\$ 112.17	\$ 168.25	\$ 112.17
15	Wood or Copper Veneer	4/14/22	71,866.85	5.0	\$ 1,199.45	\$ 1,799.17	\$ 1,199.45
16	Plywood Equipment Backing	4/14/22	4,810.73	5.0	\$ 80.18	\$ 120.27	\$ 80.18
17	Fiberglass Panel	4/14/22	34,546.41	5.0	\$ 575.77	\$ 863.66	\$ 575.77
18	Horizontal Blinds	4/14/22	19,221.84	5.0	\$ 320.36	\$ 480.55	\$ 320.36
19	Base Cabinets	4/14/22	132,266.70	5.0	\$ 2,537.78	\$ 3,806.67	\$ 2,537.78
20	Wall/Upper Cabinets	4/14/22	169,494.89	5.0	\$ 2,724.91	\$ 4,087.37	\$ 2,724.91
21	Bathroom Vanities	4/14/22	26,892.46	5.0	\$ 398.21	\$ 597.31	\$ 398.21
22	Built-in Desk	4/14/22	1,770.23	5.0	\$ 29.50	\$ 44.26	\$ 29.50
23	Laminate Countertop	4/14/22	243,821.24	5.0	\$ 4,147.02	\$ 6,220.53	\$ 4,147.02
24	Wood Countertop	4/14/22	-950.71	5.0	\$ 15.85	\$ 23.77	\$ 15.85

Attachment: Resolution and application for ad valorem Tax Exemption Request for Cooperwood Senior Living (RFA-2025-423 :

25 Solid Plastic Countertop	4/14/22	4,045.94	5.0 \$	67.43 \$	101.15 \$	67.43
26 Walk-in Freezer Interior	4/14/22	9,586.46	5.0 \$	159.77 \$	239.66 \$	159.77
27 Walk-in Cooler Interior	4/14/22	7,300.01	5.0 \$	121.67 \$	182.50 \$	121.67
28 Single Bowl Kitchen Sink	4/14/22	273,730.27	5.0 \$	4,562.17 \$	6,843.26 \$	4,562.17
29 Double Bowl Kitchen Sink	4/14/22	4,272.71	5.0 \$	71.21 \$	106.82 \$	71.21
30 Clothes Washer Plumbing Rough-in	4/14/22	24,038.00	5.0 \$	400.63 \$	600.95 \$	400.63
31 Dishwasher Plumbing Rough-in	4/14/22	707.00	5.0 \$	11.78 \$	17.68 \$	11.78
32 Equipment Floor Drain	4/14/22	2,138.23	5.0 \$	35.64 \$	53.46 \$	35.64
33 Equipment Rough-In Only	4/14/22	1,897.82	5.0 \$	31.63 \$	47.45 \$	31.63
34 Utility Sink Single Bay	4/14/22	4,718.33	5.0 \$	78.64 \$	117.96 \$	78.64
35 Sump Pump	4/14/22	12,642.42	5.0 \$	210.70 \$	316.05 \$	210.70
36 Water Line for Ice Maker	4/14/22	20,850.50	5.0 \$	347.51 \$	521.26 \$	347.51
37 Electric Tankless Specialty Equipment	4/14/22	13,630.72	5.0 \$	227.18 \$	340.77 \$	227.18
38 Water Heater 100 Gallon Specialty Equipment	4/14/22	6,201.23	5.0 \$	103.35 \$	155.03 \$	103.35
39 PTAC System Built-In Units	4/14/22	430,987.62	5.0 \$	7,183.13 \$	10,774.69 \$	7,183.13
40 Dishwasher Electric Hook-up	4/14/22	1,561.85	5.0 \$	26.03 \$	39.05 \$	26.03
41 Microwave Electric Hook-up	4/14/22	50,760.12	5.0 \$	846.00 \$	1,269.00 \$	846.00
42 Oven/Range Electric Hook-up	4/14/22	3,904.62	5.0 \$	65.08 \$	97.62 \$	65.08
43 Refrigerator Electric Hook-up	4/14/22	67,940.46	5.0 \$	1,132.34 \$	1,698.51 \$	1,132.34
44 Clothes Washer Electric Hook-up	4/14/22	53,102.89	5.0 \$	885.05 \$	1,327.57 \$	885.05
45 Clothes Dryer Electric Hook-up	4/14/22	53,102.89	5.0 \$	885.05 \$	1,327.57 \$	885.05
46 Ceiling Fan Electric Hook-up	4/14/22	2,031.56	5.0 \$	33.86 \$	50.79 \$	33.86
47 Incandescent Light	4/14/22	78,865.68	5.0 \$	1,314.43 \$	1,971.64 \$	1,314.43
48 Recessed Incandescent Light	4/14/22	6,185.54	5.0 \$	103.09 \$	154.64 \$	103.09
49 Pendant Light	4/14/22	7,499.97	5.0 \$	125.00 \$	187.50 \$	125.00
50 Chandelier High Quality	4/14/22	47,319.41	5.0 \$	788.66 \$	1,182.99 \$	788.66
51 Wall Washer Lighting	4/14/22	3,541.22	5.0 \$	59.02 \$	88.53 \$	59.02
52 Special Use 15 - 20 Amp Outlet	4/14/22	424,573.39	5.0 \$	7,072.89 \$	10,609.33 \$	7,072.89
53 Security Cameras	4/14/22	20,962.42	5.0 \$	349.37 \$	524.05 \$	349.37
54 Specialty Lighting Wiring Romex Specialty	4/14/22	41,562.34	5.0 \$	692.71 \$	1,039.06 \$	692.71
55 Split Use Breaker Panels 60-200 AMPS CAP. S	4/14/22	35,298.02	5.0 \$	588.30 \$	882.45 \$	588.30
56 Split Use Breaker Panels 800 AMPS CAP. S	4/14/22	17,431.12	5.0 \$	290.52 \$	435.78 \$	290.52
57 Split Use Switchgear 1600 AMP Specialty	4/14/22	25,322.24	5.0 \$	422.04 \$	633.06 \$	422.04

58 Exterior Incandescent Light	4/14/22	3,092.77	7.0 \$	36.82 \$	55.23 \$	36.82
59 Exterior Recessed Incandescent Light	4/14/22	29,072.05	7.0 \$	346.10 \$	519.14 \$	346.10
60 Telephone/Data Port	4/14/22	38,698.31	7.0 \$	460.69 \$	691.04 \$	460.69
61 Site Clearing	4/14/22	10,395.59	15.0 \$	57.75 \$	86.63 \$	57.75
62 Site Excavation/Fill/Preparation	4/14/22	673,039.86	15.0 \$	3,766.89 \$	5,650.33 \$	3,766.89
63 Asphaltic Concrete Paving	4/14/22	214,212.53	15.0 \$	1,184.51 \$	1,776.77 \$	1,184.51
64 Concrete Paving	4/14/22	8,523.39	15.0 \$	47.91 \$	71.86 \$	47.91
65 Sidewalk Concrete	4/14/22	77,019.66	15.0 \$	427.89 \$	641.83 \$	427.89
66 Patio Concrete	4/14/22	31,531.72	15.0 \$	175.45 \$	263.18 \$	175.45
67 Steps Concrete	4/14/22	1,738.24	15.0 \$	9.63 \$	14.44 \$	9.63
68 Concrete Ramp	4/14/22	18,096.14	15.0 \$	100.53 \$	150.80 \$	100.53
69 Concrete Curb no gutter	4/14/22	3,060.76	15.0 \$	17.00 \$	25.51 \$	17.00
70 Brick Pavers	4/14/22	4,165.08	15.0 \$	23.14 \$	34.71 \$	23.14
71 Seeding	4/14/22	25,221.06	15.0 \$	140.12 \$	210.18 \$	140.12
72 Mulching	4/14/22	1,088.79	15.0 \$	6.05 \$	9.07 \$	6.05
73 Irrigation	4/14/22	144,236.08	15.0 \$	801.31 \$	1,201.97 \$	801.31
74 Shrubs and Hedges Small	4/14/22	8,976.64	15.0 \$	46.54 \$	69.81 \$	46.54
75 Shrubs and Hedges Medium	4/14/22	4,165.94	15.0 \$	23.14 \$	34.72 \$	23.14
76 Concrete Planter Box	4/14/22	8,453.08	15.0 \$	46.96 \$	70.44 \$	46.96
77 Trees	4/14/22	8,401.21	15.0 \$	46.67 \$	70.01 \$	46.67
78 Parking Lot Striping Per Car Space	4/14/22	1,448.22	15.0 \$	8.05 \$	12.07 \$	8.05
79 Parking Lot Striping Handicap Stall	4/14/22	198.74	15.0 \$	1.10 \$	1.66 \$	1.10
80 Parking Bumper Concrete	4/14/22	836.89	15.0 \$	4.65 \$	6.97 \$	4.65
81 Bollard Concrete	4/14/22	6,905.23	15.0 \$	38.36 \$	57.54 \$	38.36
82 Bollard with Lighting	4/14/22	37,826.26	15.0 \$	210.15 \$	315.22 \$	210.15
83 Air Conditioning Compressor Pad	4/14/22	1,417.43	15.0 \$	7.87 \$	11.81 \$	7.87
84 Vinyl Fencing	4/14/22	2,461.28	15.0 \$	13.67 \$	20.51 \$	13.67
85 Concrete Block Reinforced	4/14/22	24,267.76	15.0 \$	134.82 \$	202.23 \$	134.82
86 Storm Drain	4/14/22	89,881.90	15.0 \$	499.34 \$	749.02 \$	499.34
87 Inlet	4/14/22	81,626.40	15.0 \$	453.48 \$	680.22 \$	453.48
88 Park Bench Precast Stone	4/14/22	18,010.30	15.0 \$	100.06 \$	150.09 \$	100.06
89 Trash Receptacle with Cover	4/14/22	1,155.49	15.0 \$	6.42 \$	9.63 \$	6.42
90 Flagpole	4/14/22	2,466.67	15.0 \$	13.70 \$	20.56 \$	13.70

91 Handicap Sign on Pole	4/14/22	3,392.53	15.0 \$	18.85 \$	28.27 \$	18.85
92 Aluminum Trim Storefront	4/14/22	353,255.20	39.0 \$	761.23 \$	1,141.84 \$	761.23
93 Cement Fiber Siding	4/14/22	1,074,800.13	39.0 \$	2,296.58 \$	3,444.87 \$	2,296.58
94 Acoustical Tiles Ceiling Finish	4/14/22	290,124.00	39.0 \$	619.92 \$	929.88 \$	619.92
95 Sheet Metal	4/14/22	27,545.31	39.0 \$	58.86 \$	88.29 \$	58.86
96 Elevator	4/14/22	177,547.50	39.0 \$	379.38 \$	569.06 \$	379.38
97 Glass Window	4/14/22	53,226.73	39.0 \$	124.42 \$	186.62 \$	124.42
98 Louver	4/14/22	24,733.42	39.0 \$	52.96 \$	79.43 \$	52.96
99 Concrete Slab	4/14/22	934,133.95	39.0 \$	2,060.23 \$	3,090.34 \$	2,060.23
100 Concrete Floor Construction Second Floor an	4/14/22	476,069.98	39.0 \$	1,017.24 \$	1,525.87 \$	1,017.24
101 Concrete Balcony	4/14/22	120,572.42	39.0 \$	257.63 \$	386.45 \$	257.63
102 Foundation Concrete Piers	4/14/22	10,566.35	39.0 \$	22.58 \$	33.87 \$	22.58
103 Aluminum or Steel Framing	4/14/22	1,352,333.79	39.0 \$	2,889.40 \$	4,334.10 \$	2,889.40
104 Structural Steel Frame Canopy	4/14/22	63,893.73	39.0 \$	136.53 \$	204.80 \$	136.53
105 Metal Stair Per Riser	4/14/22	57,729.79	39.0 \$	123.35 \$	185.03 \$	123.35
106 Steel Columns	4/14/22	32,693.89	39.0 \$	69.87 \$	104.80 \$	69.87
107 6" Metal Studs	4/14/22	1,720,704.45	39.0 \$	3,676.72 \$	5,515.08 \$	3,676.72
108 Recessed Fire Extinguisher Cabinet Stainless	4/14/22	54,626.12	39.0 \$	116.72 \$	175.08 \$	116.72
109 Restroom Grab Bar	4/14/22	20,540.16	39.0 \$	44.10 \$	66.15 \$	44.10
110 Drywall	4/14/22	1,721,843.99	39.0 \$	3,679.16 \$	5,518.75 \$	3,679.16
111 Gypsum Board	4/14/22	452,453.70	39.0 \$	1,009.57 \$	1,514.35 \$	1,009.57
112 Gypsum Board Ceiling Finish	4/14/22	202,547.14	39.0 \$	432.79 \$	649.19 \$	432.79
113 Block Concrete	4/14/22	33,826.80	39.0 \$	65.87 \$	98.80 \$	65.87
114 Open-Steel System	4/14/22	400,777.30	39.0 \$	856.36 \$	1,284.54 \$	856.36
115 Aluminum or Steel Corrugated Crimped or Tile	4/14/22	240,202.65	39.0 \$	513.25 \$	769.88 \$	513.25
116 Exterior Wall Insulation	4/14/22	113,330.76	39.0 \$	253.91 \$	380.87 \$	253.91
117 Roof Insulation	4/14/22	153,315.33	39.0 \$	338.28 \$	507.42 \$	338.28
118 Rain Water Drainage	4/14/22	53,767.10	39.0 \$	108.48 \$	162.72 \$	108.48
119 Exterior Metal Hollow Core	4/14/22	9,966.86	39.0 \$	21.30 \$	31.95 \$	21.30
120 Glass & Aluminum Door	4/14/22	13,201.67	39.0 \$	28.21 \$	42.31 \$	28.21
121 Overhead Door Roll Up	4/14/22	8,660.13	39.0 \$	18.44 \$	27.66 \$	18.44
122 Wood Hollow Wood	4/14/22	337,014.26	39.0 \$	826.95 \$	1,240.43 \$	826.95
123 Metal Hollow Core	4/14/22	4,471.75	39.0 \$	9.56 \$	14.33 \$	9.56

124 Clear Glass	4/14/22	10,058.42	39.0 \$	21.49 \$	32.24 \$	21.49
125 Paint Ceiling	4/14/22	169,419.68	39.0 \$	362.01 \$	543.01 \$	362.01
126 Ceramic Wall Tile	4/14/22	87,660.23	39.0 \$	187.31 \$	280.96 \$	187.31
127 Paint Wall Finish	4/14/22	641,347.87	39.0 \$	1,370.40 \$	2,055.60 \$	1,370.40
128 Ceramic Tile Flooring	4/14/22	29,097.20	39.0 \$	62.17 \$	93.26 \$	62.17
129 Quarry Tile Flooring	4/14/22	40,418.79	39.0 \$	86.36 \$	129.55 \$	86.36
130 Janitor Service Sink	4/14/22	24,670.10	39.0 \$	52.71 \$	79.07 \$	52.71
131 Drinking Fountain	4/14/22	13,660.76	39.0 \$	29.06 \$	43.59 \$	29.06
132 Fire Sprinklers	4/14/22	671,660.17	39.0 \$	1,435.17 \$	2,152.76 \$	1,435.17
133 Restroom Floor Drain	4/14/22	4,276.43	39.0 \$	9.14 \$	13.71 \$	9.14
134 Restroom Lavatory Wall Sink	4/14/22	23,456.82	39.0 \$	50.12 \$	75.18 \$	50.12
135 Restroom Rough-In Only	4/14/22	5,693.45	39.0 \$	12.17 \$	18.25 \$	12.17
136 Restroom Vanity Mounted Sink	4/14/22	236,265.77	39.0 \$	504.84 \$	757.26 \$	504.84
137 Restroom Bathtub Handicapped Walk-In Door	4/14/22	43,238.83	39.0 \$	92.39 \$	138.59 \$	92.39
138 Restroom Shower	4/14/22	319,867.51	39.0 \$	683.48 \$	1,025.22 \$	683.48
139 Restroom Water Closet	4/14/22	421,003.16	39.0 \$	901.50 \$	1,352.25 \$	901.50
140 Electric Tankless Restroom	4/14/22	13,660.72	39.0 \$	29.13 \$	43.69 \$	29.13
141 Water Heater 100 Gallon Restroom	4/14/22	6,201.23	39.0 \$	13.25 \$	19.88 \$	13.25
142 HVAC System Zoned A.C.	4/14/22	783,989.71	39.0 \$	1,675.19 \$	2,512.79 \$	1,675.19
143 General Equipment Electric Hook-up	4/14/22	1,354.36	39.0 \$	2.89 \$	4.34 \$	2.89
144 Exit Sign	4/14/22	26,151.10	39.0 \$	55.88 \$	83.82 \$	55.88
145 General Incandescent Light	4/14/22	156,958.17	39.0 \$	335.38 \$	503.07 \$	335.38
146 General Recessed Incandescent Light	4/14/22	540,616.51	39.0 \$	1,155.16 \$	1,732.75 \$	1,155.16
147 General Fluorescent Strip One Lamp	4/14/22	39,834.90	39.0 \$	85.12 \$	127.68 \$	85.12
148 General Fluorescent Two Lamp	4/14/22	82,453.30	39.0 \$	176.18 \$	264.27 \$	176.18
149 General Use 15 - 20 Amp Outlet	4/14/22	187,686.79	39.0 \$	401.04 \$	601.56 \$	401.04
150 Generator 200 kva Diesel	4/14/22	207,640.97	39.0 \$	443.68 \$	665.52 \$	443.68
151 General Fused single-throw 30 Amp Safety Sw	4/14/22	1,701.02	39.0 \$	3.63 \$	5.45 \$	3.63
152 Lighting Wiring Romex General	4/14/22	353,311.14	39.0 \$	765.62 \$	1,148.43 \$	765.62
153 Split Use Breaker Panels 60-200 AMPS CAP. C	4/14/22	41,243.95	39.0 \$	89.62 \$	134.44 \$	89.62
154 Split Use Breaker Panels 800 AMPS CAP. Gen	4/14/22	20,713.06	39.0 \$	44.26 \$	66.39 \$	44.26
155 Split Use Switchgear 1600 AMP General	4/14/22	30,089.92	39.0 \$	64.29 \$	96.44 \$	64.29
156 Service Disconnect Switch 200 AMP	4/14/22	2,984.22	39.0 \$	6.38 \$	9.56 \$	6.38

157 Excavation/Fill/Site Preparation	4/14/22	336,969.18	39.0 \$	784.12 \$	1,176.18 \$	784.12
158 Fire Hydrant	4/14/22	12,864.50	39.0 \$	27.49 \$	41.23 \$	27.49
159 Water Lateral	4/14/22	73,614.82	39.0 \$	157.30 \$	235.94 \$	157.30
160 Gas Lateral	4/14/22	46,344.06	39.0 \$	103.30 \$	154.95 \$	103.30
161 Underground Electric Lateral	4/14/22	69,952.39	39.0 \$	149.47 \$	224.21 \$	149.47
162 Telephone Lateral	4/14/22	49,076.55	39.0 \$	104.86 \$	157.30 \$	104.86
163 Sewer Lateral	4/14/22	101,033.04	39.0 \$	215.99 \$	323.98 \$	215.99
164 Carve out for Financing Costs	4/14/22	672,919.00	39.0 \$	(1,437.86) \$	(2,156.79) \$	(1,437.86)
165 Carve out for Org and Marketing	4/14/22	373,290.00	39.0 \$	(797.63) \$	(1,196.44) \$	(797.63)
168 Furniture & Fixtures	4/14/22	900,019.00	5.0 \$	15,000.32 \$	22,500.48 \$	15,000.32
169 Window and Door Framing	3/01/23	6,500.00	5.0 \$	108.33		
170 Blinds	6/01/23	11,419.00	3.0 \$	317.19		

Grand Total 21,366,778.00

2,775,000.00

Sum of Numbers highlighted in green tie to Cost Certification Trial Balance less the land

ASSETS

Dec 31, 24

Current Assets

Checking/Savings

1-1005 · Bank-Operations (PriorityOne)	30,951.34
1-1030 · Petty Cash	500.00

Total Checking/Savings

31,451.34

Accounts Receivable

1-1200 · Accounts Receivable	
1-1299 · Allowance For Doubtful	-105,349.64
1-1200 · Accounts Receivable	-6,822.98

Total 1-1200 · Accounts Receivable

-112,172.62

Total Accounts Receivable

-112,172.62

Other Current Assets

1-1300 · Prepaid Expenses	-456.59
1-1310 · Prepaid Licenses/Fees	2,874.05
1-1322 · Prepaid Insur-Property/Auto	1,577.45
1-1324 · Prepaid Insur-Liability	-1,044.15
1-1325 · Prepaid Insur-Emp'l Practices	13,048.34
1-1335 · Prepaid Real estate taxes	18,704.23
1-1350 · Utilities Deposits	23,513.00
1-1360 · Refundable Deposit	1,000.00
1-1450 · Insurance Escrow	1,030,766.44
1-1452 · Replacement Escrow	64,993.76
1-1465 · Operating Deficit Escrow	577,686.99
1-1467 · Offsite escrow	-0.42
1-1470 · Undisb Loan Proceeds	4,506.21

Total Other Current Assets

1,737,189.31

Total Current Assets

1,656,448.03

Fixed Assets

1-1501 · Land	2,775,000.00
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1-1503 · Land Improvements

1-1504 · Accum Depr-Land Imp	-274,040.98
1-1503 · Land Improvements - Other	1,528,385.00

Total 1-1503 · Land Improvements

1,254,344.02

1-1600 · Building

1-1601 · Accum Depr-Bldg	-1,087,212.94
1-1600 · Building - Other	15,823,685.15

Total 1-1600 · Building

14,536,472.21

1-1610 · Building Improvements

1-1611 · Accum Depr-Bldg Imp	-32,033.99
1-1610 · Building Improvements - Other	88,782.13

Total 1-1610 · Building Improvements

56,748.14

1-1630 · Furniture and Fixtures

1-1631 · Accum Depr-Furn & Fixtures	-2,240,628.98
1-1630 · Furniture and Fixtures - Other	4,136,545.81

Total 1-1630 · Furniture and Fixtures

1,895,916.83

Total Fixed Assets

20,511,481.20

TOTAL ASSETS

22,174,929.23

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Accounts Payable

	2-1020 • Accounts Payable	111,998.38
Total Accounts Payable		111,998.38
Other Current Liabilities		
	2-2100 • Deferred Revenue	4,000.07
	2-2112 • Development Credit C	89,175.00
	2-2131 • Accrued Interest Paya	53,784.72
	2-2200 • Resident Reservation	8,800.00
	2-2300 • Donations for Res/Em	-195.00
	2-2400 • Intercompany Transfe	-44,213.25
	2-2512 • Accounts Payable - D	551,013.24
	2-2520 • Contra Account Paid I	-508,799.52
	2-3200 • Property Tax Payable	211,500.00
	2-4010 • Fed Income Tax Payal	2,844.33
	2-4015 • State Income Tax	701.00
	2-4030 • Futa Payable	565.70
	2-4040 • Suta Payable	282.53
	2-4050 • Social Security Payab	10,822.59
	2-4060 • Medicare Payable	2,531.13
	2-4070 • Garnishments Payabi	1,291.78
	2-4075 • HSA	574.41
	2-4090 • Accrued Payroll	51,235.56
	2-6010 • Accrued Liability	16,138.05
	2-7010 • Payroll Liabilities	637.58
Total Other Current Liabilities		454,489.92
Total Current Liabilities		566,488.30
Long Term Liabilities		
	2-8000 • Long Term Liabilities	
	2-8100 • Financing Costs	-1,434,164.95
	2-8000 • Long Term Liabilities	19,303,055.03
Total 2-8000 • Long Term Liabilities		17,868,890.08
Total Long Term Liabilities		17,868,890.08
Total Liabilities		18,435,378.38
Equity		
	3-1000 • Equity	8,739,750.00
	3-9000 • Retained Earnings	-3,623,327.34
	Net Income	-1,376,871.81
Total Equity		3,739,550.85
TOTAL LIABILITIES & EQUITY		22,174,929.23

	Dec 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1-1005 · Bank-Operations (PriorityOne)	69,465.07
1-1030 · Petty Cash	500.00
Total Checking/Savings	<u>69,965.07</u>
Accounts Receivable	
1-1200 · Accounts Receivable	-1,866.86
Total Accounts Receivable	<u>-1,866.86</u>
Other Current Assets	
1-1300 · Prepaid Expenses	23,551.99
1-1322 · Prepaid Insur-Property/Auto	67,491.90
1-1324 · Prepaid Insur-Liability	206.53
1-1325 · Prepaid Insur-Empl Practices	7,548.34
1-1350 · Utilities Deposits	23,513.00
1-1450 · Insurance Escrow	424,684.19
1-1452 · Replacement Escrow	64,993.76
1-1465 · Operating Deficit Escrow	861,311.44
1-1467 · Offsite escrow	-0.42
1-1470 · Undisb Loan Proceeds	4,506.21
1-1499 · Undeposited Funds	103,517.60
Total Other Current Assets	<u>1,581,324.54</u>
Total Current Assets	<u>1,649,422.75</u>
Fixed Assets	
1-1501 · Land	2,775,000.00
1-1503 · Land Improvements	
1-1504 · Accum Depr-Land Imp	-172,856.62
1-1503 · Land Improvements - Other	1,528,385.00
Total 1-1503 · Land Improvements	<u>1,355,528.38</u>
1-1600 · Building	
1-1601 · Accum Depr-Bldg	-684,370.17
1-1600 · Building - Other	15,623,685.15
Total 1-1600 · Building	<u>14,939,314.98</u>
1-1610 · Building Improvements	
1-1611 · Accum Depr-Bldg Imp	-21,910.67
1-1610 · Building Improvements - Other	88,782.13
Total 1-1610 · Building Improvements	<u>66,871.46</u>
1-1630 · Furniture and Fixtures	
1-1631 · Accum Depr-Furn & Fixtures	-1,413,319.82
1-1630 · Furniture and Fixtures - Other	4,136,545.81
Total 1-1630 · Furniture and Fixtures	<u>2,723,225.99</u>
Total Fixed Assets	<u>21,859,154.61</u>
TOTAL ASSETS	<u><u>23,508,577.36</u></u>

LIABILITIES & EQUITY**Liabilities****Current Liabilities****Accounts Payable**

2-1020 · Accounts Payable	63,912.79
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Total Accounts Payable	63,912.79
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Other Current Liabilities

2-2112 · Development Credit C	89,175.00
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2-2131 · Accrued Interest Payal	53,784.72
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2-2200 · Resident Reservation	7,800.00
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2-2300 · Donations for Res/Em	150.00
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2-2400 · Intercompany Transfer	-44,213.25
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2-2512 · Accounts Payable - De	551,013.24
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2-2520 · Contra Account Paid C	-506,799.52
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2-4010 · Fed Income Tax Payat	2,527.85
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2-4015 · State Income Tax	799.00
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2-4030 · Futa Payable	578.02
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2-4040 · Suta Payable	1,351.59
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2-4050 · Social Security Payabl	11,074.53
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2-4060 · Medicare Payable	2,590.14
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2-4070 · Garnishments Payable	865.28
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2-4075 · HSA	574.41
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2-4090 · Accrued Payroll	54,771.41
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2-6010 · Accrued Liability	14,593.18
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2-7010 · Payroll Liabilities	637.58
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Total Other Current Liabilities	241,273.18
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Total Current Liabilities	305,185.97
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Long Term Liabilities**2-8000 · Long Term Liabilities**

2-8100 · Financing Costs	-1,472,006.95
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2-8000 · Long Term Liabilities	19,559,761.88
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Total 2-8000 · Long Term Liabilities	18,087,754.93
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Total Long Term Liabilities	18,087,754.93
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Total Liabilities	18,392,940.90
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Equity

3-1000 · Equity	8,739,750.00
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3-9000 · Retained Earnings	-2,240,205.35
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Net Income	-1,383,121.99
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Total Equity	5,116,422.66
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TOTAL LIABILITIES & EQUITY	23,509,363.56
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		Jan - Dec 24
Ordinary Income/Expense		
Income		
4-4000 · Rental Income		
4-4010 · Assisted Living		3,216,185.41
4-4015 · Assisted Living · Care		213,159.02
4-4020 · Memory Care		1,180,436.97
4-4040 · 2nd Person Fee		51,258.62
Total 4-4000 · Rental Income		4,861,040.02
4-8000 · Other Income		
4-6010 · Move -In Fees		56,000.00
4-6030 · Resident Meals		-80.00
4-6035 · Guest Meals/Services		550.00
4-6037 · Employee Meals		6,628.00
4-6050 · Services		4,575.00
4-6080 · Late Charges		1,341.71
4-8095 · Miscellaneous Income		30,654.06
Total 4-8000 · Other Income		98,868.77
4121 · Returned Check Charges		25.00
Total Income		4,760,733.79
Gross Profit		4,760,733.79
Expense		
6-0000 · Department Expenses		
6-1000 · Administrative Dept		
6-1010 · Payroll		197,013.70
6-1020 · Supplies/Software		3,430.77
6-1025 · Postage/Delivery		219.28
6-1030 · Permits/Fees License		8,220.90
6-1035 · Dues/Subscriptions		13,806.63
6-1040 · Telephone/Pagers		6,211.47
6-1045 · Rental/Lease/Repair		9,931.63
6-1050 · Business Travel		1,787.25
6-1055 · Business Meals		108.51
6-1065 · Professional Fees		53,968.04
6-1070 · Bank Charges		1,691.54
6-1095 · Miscellaneous Expenses		649.43
Total 6-1000 · Administrative Dept		297,039.15
6-2000 · Health Services Dept.		
6-2010 · Payroll		1,418,991.89
6-2020 · Supplies NonChargeable		22,841.01
6-2060 · Professional Fees		20,618.19
6-2000 · Health Services Dept.- Other		284.55
Total 6-2000 · Health Services Dept.		1,462,735.64
6-3000 · Food Services Dept		
6-3010 · Kitchen Payroll		261,857.47
6-3020 · Food Service Supplies		28,095.51
6-3025 · Raw Food		289,053.50
6-3030 · Linens/Uniforms		11,753.65
6-3035 · Breakage/Smallwares		77.56

6-3045 · Rental/Lease/Repair	6,495.06
6-3000 · Food Services Dept - Other	2,541.27
Total 6-3000 · Food Services Dept	599,874.02
6-4000 · Housekeeping Dept	
6-4010 · Payroll	88,783.38
6-4020 · Supplies	19,215.95
Total 6-4000 · Housekeeping Dept	107,999.33
6-5000 · Activities Dept	
6-5010 · Payroll	36,787.09
6-5020 · Supplies	8,940.35
6-5030 · Resident Entertainment	4,670.22
6-5035 · Dues/Subscriptions	291.88
6-5045 · Rental/Lease/Repair	-276.06
6-5055 · Vehicle Maintenance/Gas	3,681.04
6-5000 · Activities Dept - Other	220.70
Total 6-5000 · Activities Dept	54,315.00
6-6000 · Marketing Dept	
6-6010 · Payroll	0.00
6-6015 · Commission	9,000.00
6-6020 · Supplies	86.56
6-6025 · Postage	88.00
6-6030 · Public/Resident Relations	1,152.60
6-6050 · Advertising Print Media	7,537.28
6-6065 · Professional Fees	11,568.00
Total 6-6000 · Marketing Dept	29,412.44
6-7000 · Maintenance Dept	
6-7010 · Payroll	79,649.34
6-7020 · Supplies	5,771.63
6-7030 · General Repairs Other	6,387.49
6-7040 · Landscape/Plant	21,105.00
6-7050 · Service Contracts	27,280.87
6-7055 · Other Purchased Services	4,896.25
Total 6-7000 · Maintenance Dept	145,090.58
6-9500 · Utilities	
6-9510 · Electricity	91,587.93
6-9520 · Natural Gas/Oil	7,633.35
6-9530 · Water/Sewer	25,084.73
6-9540 · Garbage Removal	5,610.30
6-9550 · Cable	18,731.62
Total 6-9500 · Utilities	148,647.93
Total 6-0000 · Department Expenses	2,845,114.09
7-0000 · Operating Expenses	
7-1000 · Personnel Costs	
7-1010 · Employee Recruitment/Retention	4,850.47
7-1020 · Payroll Processing Costs	72,715.06
7-1025 · Payroll Taxes	174,773.95
7-1030 · Workers Comp	54,684.46
7-1035 · Employee Benefits	158,201.79
7-1080 · Vacation/Sick Day Payroll	55,504.95

REQUEST FOR PERMISSION TO CREATE PRIVATE FAMILY CEMETERY

This request is made by Dwight G. Williams (Name) whose address is 341 Garland Porter Rd (Street Address), Mendenhall (City), Mississippi, 39114 (Phone Number), to the Rankin County Board of Supervisors pursuant to Miss. Code Ann. Section 41-43-1(2) (1972), as amended, for permission to establish a private family cemetery on real property owned by me located in Rankin County, Mississippi, and specifically described as per the formal legal description and survey plat attached hereto as Exhibit "A" and incorporated herein by reference. The legal description and survey plat attached hereto as Exhibit "A" and incorporated herein by reference have been prepared by Larry P. Arlock P.E. - 3055 (Name of Professional Engineer or Registered Land Surveyor) whose official seal is affixed to said survey plat.

By making this request to the Rankin County Board of Supervisors, I understand that, if the Board of Supervisors grants authority to establish a private family cemetery on the real property described herein, neither I nor any heir, devisee, transferee, or assignee, may use said real property for any purpose other than as a private family cemetery, nor shall I nor any heir, devisee, transferee or assignee make said real property available for burial or interment for any remains not in direct lineal descendancy to me. For myself and for any subsequent owner of the real property described herein I commit and affirm that the said real property shall not be used for purposes of a commercial endeavor of any kind, nor shall any charge be made to any person for use of said real property as a place of burial or repository of human remains.

Request made this the 8th day of May, 2015.

Dwight G. Williams
OWNER OF REAL PROPERTY

STATE OF MISSISSIPPI
RANKIN COUNTY

Before me, the undersigned notary in and for said jurisdiction, personally appeared the within named Dwight G. Williams (owner) who is known to me and who, after first having been duly sworn, did depose and state that he/she signed and delivered the foregoing Request for Permission to Create Private Family Cemetery on the day and date therein mentioned as their voluntary act and deed.

SWORN TO and SUBSCRIBED before me this the 8th day of May, 2015



[Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

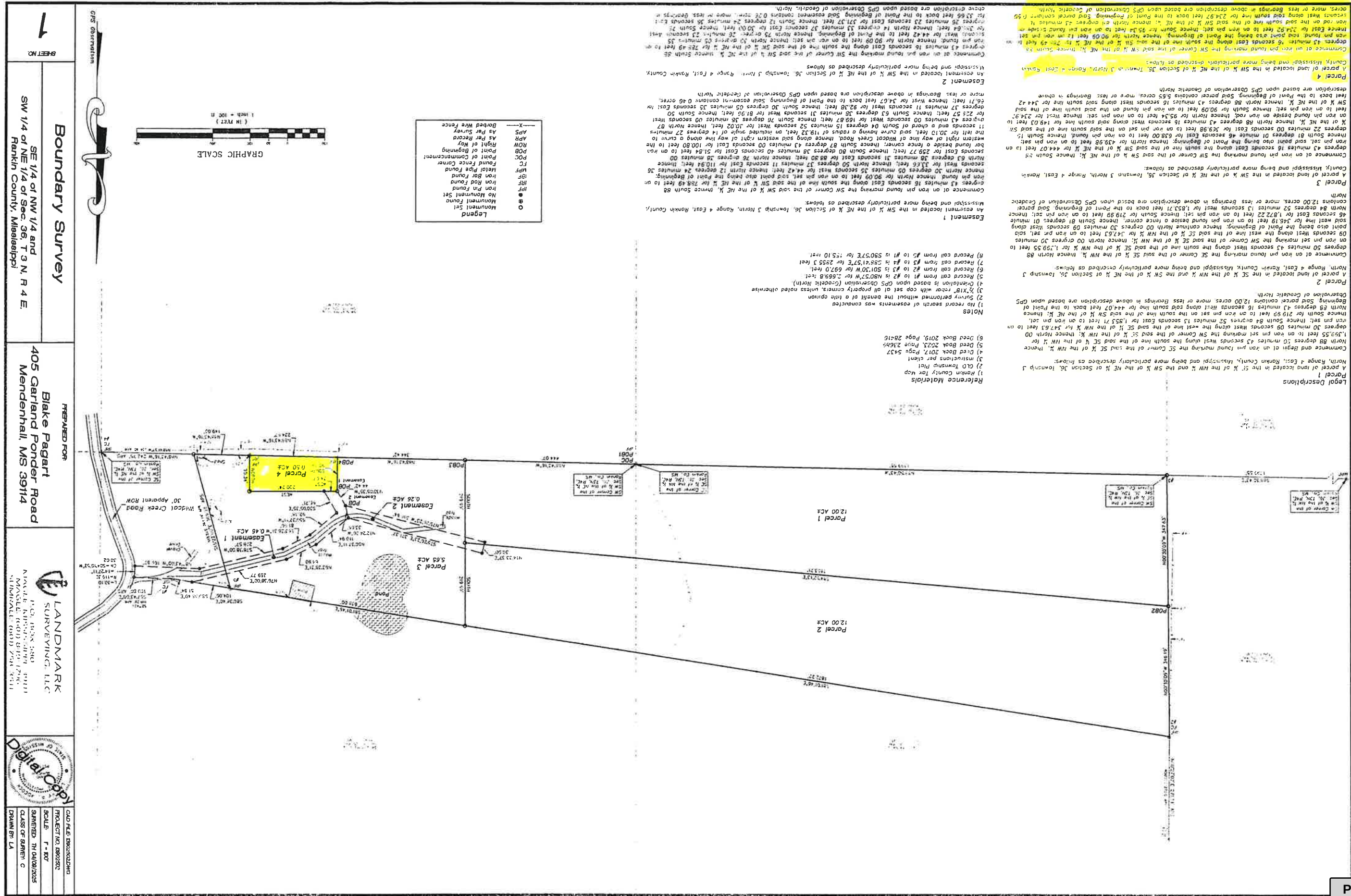


EXHIBIT A

Parcel 4

A parcel of land located in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 3 North, Range 4 East, Rankin County, Mississippi and being more particularly described as follows:

Commence at an iron pin found marking the SW Corner of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence South 88 degrees 43 minutes 16 seconds East along the south line of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ for 788.49 feet to an iron pin found, said point also being the Point of Beginning; thence North for 90.09 feet to an iron pin set; thence East for 234.92 feet to an iron pin set; thence South for 95.34 feet to an iron pin found beside an iron rod on the said south line of the said SW $\frac{1}{4}$ of the NE $\frac{1}{4}$; thence North 88 degrees 43 minutes 16 seconds West along said south line for 234.97 feet back to the Point of Beginning. Said parcel contains 0.50 acres, more or less. Bearings in above description are based upon GPS Observation of Geodetic North.



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May 8, 2025

Mr. Keith Hicks
Rankin County Board of Supervisors
211 E. Government Street
Brandon, MS 39042

RE: WE 21255-5.09 - Oak Grove Ditch Bank Stabilization and Hydrologic Restoration
Benchmark Project #B-9228
Pay Request #10

Dear Mr. Hicks,

Enclosed are the necessary documents for the review and approval of **Pay Request No. 10** from SouthEastern Pipeline & Environmental Services for work performed on the Oak Grove Ditch Bank Stabilization and Hydrologic Restoration Project. The total amount requested is One Hundred Twenty-Two Thousand Eight Hundred Fifty Dollars and Zero Cents (\$122,850.00).

This pay request reflects 2.5% retainage withheld. The application has been reviewed and verified, and we recommend that it be submitted to the Board of Supervisors for approval.

If you have any questions or need additional information, please do not hesitate to contact our office at (601) 627-7780.

Sincerely,

Woodman Berry, P.E.
Benchmark Engineering & Surveying, LLC

Brandon | 601.591.1077

Flowood | 601.627.7780

Madison | 769.289.0031

Est. 2004

\\benchmark-dc1\F\Projects\B-9228\CE&I\Pay Applications\Pay App 10\B-9228 Pay Request 10.docx
Page 1

Attachment: Oak Grove Ditch Stabilization Project - Approval of Pay App. No. 10 from Southeastern Pipeline (\$122,850.00) (RFA-2025-424 :



10

Application For Payment

Change Order Summary

1.	ORIGINAL CONTRACT PRICE.....	\$	\$4,743,342.50
2.	Net change by Change Orders.....	\$	
3.	Current Contract Price (Line 1 ± 2).....	\$	\$4,743,342.50
4.	TOTAL COMPLETED AND STORED TO DATE (Column F total on Progress Estimates).....	\$	\$4,682,432.50
5.	RETAINAGE:		
	a. 2.5% X \$4,682,432.50 Work Completed.....	\$	\$117,060.81
	b. 5% X _____ Stored Material.....	\$	
	c. Total Retainage (Line 5.a + Line 5.b).....	\$	\$117,060.81
6.	AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5.c).....	\$	\$4,565,371.69
7.	LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$	\$4,442,521.69
8.	AMOUNT DUE THIS APPLICATION.....	\$	\$122,850.00
9.	BALANCE TO FINISH, PLUS RETAINAGE (Column G total on Progress Estimates + Line 5.c above).....	\$	\$177,970.81

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such Liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Approved by: _____
Funding or Financing Entity (if applicable) (Date)

Packet Pg. 186

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Oak Grove Hydrologic Restoration							Application Number: 5				
Application Period: 4/5/25 - 5/7/25							Application Date: 5/7/25				
A					B	C	D	E	F		
Item		Contract Information				Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date (D + E)	% (F / B)	Balance to Finish (B - F)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)						
1	Mobilization	1	LS	\$ 420,000.00	\$420,000.00	1	\$420,000.00		\$420,000.00	100.0%	
2	Clearing and Grubbing	7	Acre	\$ 98,250.00	\$687,750.00	7	\$687,750.00		\$687,750.00	100.0%	
3	Fence Removal & Replacement	3100	LF	\$ 75.00	\$232,500.00	3100	\$232,500.00		\$232,500.00	100.0%	
4	Temporary Cyclone Fence (Installation & Removal)	3110	LF	\$ 75.00	\$233,250.00	3110	\$233,250.00		\$233,250.00	100.0%	
5	Temporary Safety Fence (Includes Installation & Removal)	3120	LF	\$ 25.00	\$78,000.00	3120	\$78,000.00		\$78,000.00	100.0%	
6	Relocation of Existing Structures	4	EA	\$ 5,000.00	\$20,000.00	4	\$20,000.00		\$20,000.00	100.0%	
7	Culvert Removal	55	LF	\$ 250.00	\$13,750.00	63	\$15,750.00		\$15,750.00	114.5%	-\$2,000.00
8	Temporary Erosion Control & Maintenance	1	LS	\$ 110,250.00	\$110,250.00	1	\$110,250.00		\$110,250.00	100.0%	
9	Lanklok S2 Erosion Control Blanket	11100	SY	\$ 10.00	\$111,000.00	14222	\$142,220.00		\$142,220.00	128.1%	-\$31,220.00
10	300# Rip Rap with fabric	3200	TN	\$ 150.00	\$480,000.00	3841	\$576,150.00		\$576,150.00	120.0%	-\$96,150.00
11	Turf Reinforcement Mat (Pyramat 25)	16,700	SY	\$ 40.00	\$668,000.00	15849	\$633,960.00		\$633,960.00	94.9%	\$34,040.00
12	Hydrosod (Channel Slopes)	3	Acre	\$ 20,000.00	\$60,000.00						\$60,000.00
13	Tree Planting	61	EA	\$ 1,500.00	\$91,500.00	55	\$82,500.00		\$82,500.00	90.2%	\$9,000.00
14*	Live Staking	1,500	SY	\$ 50.00	\$75,000.00	1330	\$66,500.00		\$66,500.00	88.7%	\$8,500.00
15*	Common Excavation (Used onsite)	2,000	CY	\$ 20.00	\$40,000.00	2180	\$43,600.00		\$43,600.00	109.0%	-\$3,600.00
16*	Excess Excavation (Hauled off site)	12,000	CY	\$ 30.00	\$360,000.00	11995	\$359,850.00		\$359,850.00	100.0%	\$150.00
17	Borrow Excavation (Top Soil)	1,500	CY	\$ 50.00	\$75,000.00						\$75,000.00
18	Undercut Excavation	300	CY	\$ 20.00	\$6,000.00	1139	\$22,780.00		\$22,780.00	379.7%	-\$16,780.00
19	Ditch Shaping & Grading	20,500	SY	\$ 22.00	\$451,000.00	20500	\$451,000.00		\$451,000.00	100.0%	
20	18" Precast F.E.S.	3	EA	\$ 7,500.00	\$22,500.00	3	\$22,500.00		\$22,500.00	100.0%	
21	24" Precast F.E.S.	2	EA	\$ 10,000.00	\$20,000.00	2	\$20,000.00		\$20,000.00	100.0%	
22	300# Rip Rap with fabric (Storm Drain Outlet)	200	TN	\$ 150.00	\$30,000.00	200	\$30,000.00		\$30,000.00	100.0%	
23	6' x 54' Pedestrian Timber Bridge	1	LS	\$ 45,000.00	\$45,000.00	1	\$45,000.00		\$45,000.00	100.0%	
24	Construction Staking	1	LS	\$ 50,000.00	\$50,000.00	1	\$50,000.00		\$50,000.00	100.0%	
25	Permanent Seed & Mulch	3	Acre	\$ 15,000.00	\$45,000.00	1.5	\$22,500.00		\$22,500.00	50.0%	\$22,500.00
26	Solid Sod	3,155	SY	\$ 13.50	\$42,592.50	13435	\$181,372.50		\$181,372.50	425.8%	-\$138,780.00
27	Irrigation and Maintenance of Vegetation	1	LS	\$ 75,000.00	\$75,000.00	1	\$75,000.00		\$75,000.00	100.0%	
28	Construction Access Roads, Removal, and Repair	1	LS	\$ 60,000.00	\$60,000.00	1	\$60,000.00		\$60,000.00	100.0%	
29	Concrete Driveway Replacement	510	SY	\$ 275.00	\$140,250.00						\$140,250.00
30											
31											
32											
33											
34											
35											
36											
37											
38											
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41											

Contractor's Application

EJCDC® C-620 Contractor's Application for Payment
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PROJECT : **OAK GROVE DITCH BANK STABILIZATION AND HYDROLOGIC RESTORATION**

PROJ. NO.: **B-9228**

						PAY REQUEST #10 - PAY PERIOD 4/5/25 to 5/4/25					
ITEM #	DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUBTOTAL	CURRENT QUANTITY	CURRENT TOTAL	QUANTITY TO DATE	QUANTITY REMAINING	TOTAL TO DATE	% COMPLETE
1	MOBILIZATION	1	LS	\$ 420,000.00	\$ 420,000.00		\$ -	1.00	0.00	\$ 420,000.00	100.0%
2	CLEARING & GRUBBING (HAULED OFF-SITE)	7	AC	\$ 98,250.00	\$ 687,750.00		\$ -	7.00	0.00	\$ 687,750.00	100.0%
3	FENCE REMOVAL AND REPLACEMENT	3,100	LF	\$ 75.00	\$ 232,500.00	1,600	\$ 120,000.00	3,100	0	\$ 232,500.00	100.0%
4	TEMPORARY CYCLONE FENCE (INCLUDES INSTALLATION & REMOVAL)	3,110	LF	\$ 75.00	\$ 233,250.00		\$ -	3,110	0	\$ 233,250.00	100.0%
5	TEMPORARY SAFETY FENCE (INCLUDES INSTALLATION & REMOVAL)	3,120	LF	\$ 25.00	\$ 78,000.00		\$ -	3,120	0	\$ 78,000.00	100.0%
6	RELOCATION OF EXISTING STRUCTURES	4	EA	\$ 5,000.00	\$ 20,000.00		\$ -	4	0	\$ 20,000.00	100.0%
7	CULVERT REMOVAL (ALL TYPES & SIZES)	55	LF	\$ 250.00	\$ 13,750.00		\$ -	63	-8	\$ 15,750.00	114.5%
8	TEMP. EROSION CONTROL INSTALLATION AND MAINTENANCE	1	LS	\$ 110,250.00	\$ 110,250.00		\$ -	100%	0%	\$ 110,250.00	100.0%
9	LANDLOK S2 EROSION CONTROL BLANKET	11,100	SY	\$ 10.00	\$ 111,000.00		\$ -	14,222	-3122	\$ 142,220.00	128.1%
10	300# RIP-RAP w/ FILTER FABRIC	3,200	TON	\$ 150.00	\$ 480,000.00		\$ -	3,841	-641	\$ 576,150.00	120.0%
11	TURF REINFORCEMENT MAT (PYRAMAT 25)	16,700	SY	\$ 40.00	\$ 668,000.00		\$ -	15,849	851	\$ 633,960.00	94.9%
12	HYDROSEED (CHANNEL SLOPES)	3	AC	\$ 20,000.00	\$ 60,000.00		\$ -	0.00	3.0	\$ -	0.0%
13	TREE PLANTING (SEE TREE PLANTING PLAN ON SHEET 5)	61	EA	\$ 1,500.00	\$ 91,500.00		\$ -	55	6	\$ 82,500.00	90.2%
14	LIVE STAKING	1,500	SY	\$ 50.00	\$ 75,000.00		\$ -	1,330	170	\$ 66,500.00	88.7%
15	COMMON EXCAVATION, FM, AH (USED ON-SITE)	2,000	CY	\$ 20.00	\$ 40,000.00		\$ -	2,180	-180	\$ 43,600.00	109.0%
16	EXCESS EXCAVATION, FM, AH (HAULED OFF-SITE)	12,000	CY	\$ 30.00	\$ 360,000.00		\$ -	11,995	5	\$ 359,850.00	100.0%
17	BORROW EXCAVATION, FM, AH (CONTRACTOR FURNISHED) (AMENDED TOPSOIL)	1,500	CY	\$ 50.00	\$ 75,000.00		\$ -	0	1500	\$ -	0.0%
18	UNDERCUT EXCAVATION, FM, AH	300	CY	\$ 20.00	\$ 6,000.00		\$ -	1139	-839	\$ 22,780.00	379.7%
19	DITCH SHAPING & FINE GRADING	20,500	SY	\$ 22.00	\$ 451,000.00		\$ -	20,500	0	\$ 451,000.00	100.0%
20	18" PRECAST F.E.S.	3	EA	\$ 7,500.00	\$ 22,500.00		\$ -	3	0	\$ 22,500.00	100.0%
21	24" PRECAST F.E.S.	2	EA	\$ 10,000.00	\$ 20,000.00		\$ -	2	0	\$ 20,000.00	100.0%
22	300# RIP-RAP (STORM DRAIN OUTLET PROTECTION -ON TOP OF TRM)	200	TON	\$ 150.00	\$ 30,000.00		\$ -	200	0	\$ 30,000.00	100.0%
23	6'X54' PEDESTRIAN TIMBER BRIDGE	1	LS	\$ 45,000.00	\$ 45,000.00		\$ -	100%	0%	\$ 45,000.00	100.0%
24	CONSTRUCTION STAKING	1	EA	\$ 50,000.00	\$ 50,000.00		\$ -	100%	0%	\$ 50,000.00	100.0%
25	PERMANENT SEED AND MULCH (RIPARIAN)	3	AC	\$ 15,000.00	\$ 45,000.00		\$ -	1.50	1.50	\$ 22,500.00	50.0%



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PROJECT: OAK GROVE DITCH BANK STABILIZATION AND HYDROLOGIC RESTORATION

PROJ. NO.: B-9228

						PAY REQUEST #10 - PAY PERIOD 4/5/25 to 5/4/25					
ITEM #	DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUBTOTAL	CURRENT QUANTITY	CURRENT TOTAL	QUANTITY TO DATE	QUANTITY REMAINING	TOTAL TO DATE	% COMPLETE
26	SOLID SOD	3,155	SY	\$ 13.50	\$ 42,592.50		\$ -	13,435	-10280	\$ 181,372.50	425.8%
27	IRRIGATION AND MAINTENANCE OF VEGETATION	1	LS	\$ 75,000.00	\$ 75,000.00		\$ -	100%	0%	\$ 75,000.00	100.0%
28	CONSTRUCTION ACCESS ROADS, REMOVAL & REPAIR	1	LS	\$ 60,000.00	\$ 60,000.00	0.10	\$ 6,000.00	100%	0%	\$ 60,000.00	100.0%
29	CONCRETE DRIVEWAY REPLACEMENT (ACCESS LOCATIONS)	510	SY	\$ 275.00	\$ 140,250.00		\$ -	0	510	\$ -	0.0%
CONTRACT TOTAL					\$ 4,743,342.50		\$ 126,000.00			\$ 4,682,432.50	

PAY REQUEST HAS BEEN REVIEWED IN THE FIELD AND THE REQUEST APPEARS TO BE ACCURATE TO THE WORK THAT HAS BEEN PERFORMED PER THE PAY PERIOD END DATE

SIGNED:

PRINT: Woodman Berry, P.E.

ORIGINAL CONTRACT PRICE \$ 4,743,342.50
NET CHANGE BY CHANGE ORDERS \$ -
CURRENT CONTRACT PRICE \$ 4,743,342.50
COST OF ORIGINAL CONTRACT WORK PERFORMED TO DATE: \$ 4,682,432.50
EXTRA WORK PERFORMED TO DATE: \$ -
COST OF TOTAL WORK PERFORMED TO DATE: \$ 4,682,432.50
STORED MATERIALS:
SUBTOTAL: \$ 4,682,432.50
2.50% LESS RETAINAGE \$ 117,060.81
SUBTOTAL LESS RETAINAGE: \$ 4,565,371.69
LESS PREVIOUS PAYMENTS AND AMOUNTS DUE FROM PREVIOUS: \$ 4,442,521.69
FUEL ADJUSTMENT (N/A)
BALANCE DUE THIS PAYMENT: \$ 122,850.00
BALANCE TO FINISH: \$ 177,970.81

Start Date: June 10, 2024
TOTAL CONTRACT TIME (DAYS) = 365
TOTAL DAYS IN THIS PAY PERIOD = 30
TOTAL DAYS = 327
TOTAL CONTRACT TIME USED = 90%
% BILLED = 98.72%

CD's



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May 8, 2025

Mr. Keith Hicks
Rankin County Board of Supervisors
211 E. Government Street
Brandon, MS 39042

RE: WE 21255-4.07 – Hydrologic Restoration of Stormwater Infrastructure near Reservoir East
Subdivision, Benchmark Project #B-9666
Pay Request #8

Dear Mr. Hicks,

Enclosed are the necessary documents for the review and approval of **Pay Request No. 8** from Thorton Construction Co., Inc. for construction services performed on the **Hydrologic Restoration of Stormwater Infrastructure near Reservoir East Subdivision** project. The total amount requested is Six Hundred Fourteen Thousand Seven Hundred Ninety-Three Dollars and Twenty-One Cents (\$614,793.21).

This pay request includes reimbursement for stored materials and reflects 2.5% retainage withheld. The application has been thoroughly reviewed and is recommend for submission to the Board of Supervisors for approval.

If you have any questions or require additional information, please feel free to contact our office at (601) 627-7780.

Sincerely,

Woodman Berry, P.E.
Benchmark Engineering & Surveying, LLC

Packet Pg. 192

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Hydrologic Restoration of Stormwater Infrastructure Near Reservoir East Subdivision										Application Number: 8			
Application Period: APRIL, 2025					Application Date: 5/5/2025								
A					B	C	D	E	F	G	H I		
Item		Contract Information				Estimated Quantity Installed This Period	Estimated Quantity Installed Total	Value of Work Installed This Period	Value of Work Installed to Date	Materials Presently Stored (not in C)	Total Completed and Stored to Date	% (H / B)	Balance to Finish (B - H)
Bid Item No.	Description	Item Quantity	Units	Unit Price	Total Value of Item (\$)								
	Base Bid												
1	Mobilization	1	LS	\$440,250.00	\$ 440,250.00		1.00		\$440,250.00		\$440,250.00	100.0%	\$ -
2	Clearing and Grubbing (hauled off site)	8.2	AC	\$ 31,730.00	\$ 260,186.00		6.15		\$195,139.50		\$195,139.50	75.0%	\$ 65,046.50
3	Fence removal and replacement	310	LF	\$ 65.20	\$ 20,212.00								\$ 20,212.00
4	Temporary cyclone fence (includes installation and removal)	315	LF	\$ 47.00	\$ 14,805.00								\$ 14,805.00
5	Pipe removal (all types and sizes)	185	LF	\$ 38.00	\$ 7,030.00		68.00		\$2,584.00		\$2,584.00	36.8%	\$ 4,446.00
6	Relocation of existing structures	3	EA	\$ 850.00	\$ 2,550.00								\$ 2,550.00
7	Temporary erosion control installation and maintenance	1	LS	\$169,700.00	\$ 169,700.00	0.10	0.80	16,970.00	\$135,760.00		\$135,760.00	80.0%	\$ 33,940.00
8	Landlok S2 erosion control blanket	10500	SY	\$ 7.30	\$ 76,650.00	2,420.00	2,420.00	17,666.00	\$17,666.00		\$17,666.00	23.0%	\$ 58,984.00
9	300# Rip Rap w/ filter fabric	1135	TN	\$ 153.00	\$ 173,655.00	98.38	452.18	15,052.14	\$69,183.54		\$69,183.54	39.8%	\$ 104,471.46
10	200# Rip Rap w/ filter fabric (toe of pyramid key & ditch center)	1800	TN	\$ 180.00	\$ 324,000.00	388.00	620.37	69,840.00	\$111,666.60		\$111,666.60	34.5%	\$ 212,333.40
11	Turf reinforcement mat (pyramat 25)	14500	SY	\$ 39.50	\$ 572,750.00	2,960.00	5,252.00	116,920.00	\$207,454.00	\$87,974.60	\$295,428.60	51.6%	\$ 277,321.40
12	Hydroseed (on top of TRM)	2.2	AC	\$ 21,940.00	\$ 48,268.00	0.50	0.50	10,970.00	\$10,970.00		\$10,970.00	22.7%	\$ 37,298.00
13	Common excavation, FM, AH (used on site)	500	CY	\$ 46.00	\$ 23,000.00	250.00	250.00	11,500.00	\$11,500.00		\$11,500.00	50.0%	\$ 11,500.00
14	Excess excavation, FM, AH (hauled off site)	15600	CY	\$ 36.00	\$ 561,600.00	5,088.00	13,812.00	183,168.00	\$497,232.00		\$497,232.00	88.5%	\$ 64,368.00
15	Borrow excavation, FM, AH (contractor furnished) (amendment)	1300	CY	\$ 68.00	\$ 88,400.00	240.00	240.00	16,320.00	\$16,320.00		\$16,320.00	18.5%	\$ 72,080.00
16	Undercut excavation, FM, AH (hauled off site)	300	CY	\$ 54.00	\$ 16,200.00								\$ 16,200.00
17	Ditch shaping & fine grading	21000	SY	\$ 9.10	\$ 191,100.00	5,250.00	5,250.00	47,775.00	\$47,775.00		\$47,775.00	25.0%	\$ 143,325.00
18	Excess excavation, FM, AH (detention basin, hauled off site)	2100	CY	\$ 61.00	\$ 128,100.00		1,584.00		\$96,624.00		\$96,624.00	75.4%	\$ 31,476.00
19	Detention basin cleaning & reshaping	2900	SY	\$ 10.60	\$ 30,740.00		2,900.00		\$30,740.00		\$30,740.00	100.0%	\$ -
20	18" precast FES	1	EA	\$ 2,700.00	\$ 2,700.00	1.00	1.00	2,700.00	\$2,700.00		\$2,700.00	100.0%	\$ -
21	15" precast FES	1	EA	\$ 1,735.00	\$ 1,735.00	1.00	1.00	1,735.00	\$1,735.00		\$1,735.00	100.0%	\$ -
22	200# Rip rap (storm drain outlet protection - on top of TRM)	90	TN	\$ 183.00	\$ 16,470.00	40.00	40.00	7,320.00	\$7,320.00		\$7,320.00	44.4%	\$ 9,150.00
23	Permanent seed and mulch (riparian)	3.65	AC	\$ 5,000.00	\$ 18,250.00								\$ 18,250.00
24	Permanent seed (detention basin)	0.7	AC	\$ 7,150.00	\$ 5,005.00		0.70		\$5,005.00		\$5,005.00	100.0%	\$ -
25	Construction access road, removal & repair	2	LS	\$ 51,200.00	\$ 102,400.00		1.00		\$51,200.00		\$51,200.00	50.0%	\$ 51,200.00
BASE BID TOTAL:					\$ 3,295,756.00								
Add Alternate #1													
26	Clearing and Grubbing (Hauled off site)	13.7	AC	\$ 5,550.00	\$ 76,035.00		13.70		\$76,035.00		\$76,035.00	100.0%	\$ -
27	Excess Excavation (detention basin #1)	82000	CY	\$ 41.40	\$ 3,394,800.00	960.00	73,632.00	39,744.00	\$3,048,364.80		\$3,048,364.80	89.8%	\$ 346,435.20
28	Detention basin cleaning & reshaping	61300	SY	\$ 8.25	\$ 505,725.00	12,260.00	30,650.00	101,145.00	\$252,862.50		\$252,862.50	50.0%	\$ 252,862.50
29	Permanent seed (detention basin #1 only)	12.6	AC	\$ 2,860.00	\$ 36,036.00								\$ 36,036.00
BID ALTERNATE #1 TOTAL:					\$ 4,012,596.00								
Add Alternate #2													
30	Cold milling of pavement	8800	SY	\$ 5.00	\$ 44,000.00								\$ 44,000.00
31	2" SC-1, Type 8	985	TN	\$ 162.00	\$ 159,570.00								\$ 159,570.00
BID ALTERNATE #2 TOTAL:					\$ 203,570.00								
TOTALS:					\$ 7,511,922.00			658,825.14	\$5,336,086.94	\$87,974.60	\$5,424,061.54		\$ 2,087,860.46

Stored material

11				PREVIOUSLY RECEIVED	RECEIVED	TOTAL	PREVIOUS	CURRENT			STORED	UNIT	UNI		
				RECEIVED	CURRENT	RECEIVED	USED	USED	TOTAL USED	TOTAL		COST	T	TOTAL COST	
	Turf reinforcement mat (pyramat 25)	14500	SY	14464	0	14464	2292	2960	5252	9212	\$	9.55	SY	\$	87,974.60

Total stored to date: \$ 87,974.60



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PROJECT : **HYDROLOGIC RESTORATION OF STORMWATER INFRASTRUCTURE NEAR RESEVOIR EAST SUBDIVISION**

PROJ. NO.: **B-9666**

PAY REQUEST #8 - PAY PERIOD 4/1/25 to 4/30/25

ITEM #	DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUBTOTAL	CURRENT QUANTITY	CURRENT TOTAL	QUANTITY TO DATE	QUANTITY REMAINING	TOTAL TO DATE	% COMPLETE
BASE BID											
1	MOBILIZATION	1	LS	\$ 440,250.00	\$ 440,250.00		\$ -	1.00	0.00	\$ 440,250.00	100.0%
2	CLEARING & GRUBBING (HAULED OFF-SITE)	8.20	AC	\$ 31,730.00	\$ 260,186.00		\$ -	6.15	2.05	\$ 195,139.50	75.0%
3	FENCE REMOVAL AND REPLACEMENT	310	LF	\$ 65.20	\$ 20,212.00		\$ -	0.00	310	\$ -	0.0%
4	TEMPORARY CYCLONE FENCE (INCLUDES INSTALLATION & REMOVAL)	315	LF	\$ 47.00	\$ 14,805.00		\$ -	0.00	315	\$ -	0.0%
5	PIPE REMOVAL (ALL TYPES & SIZES)	185	LF	\$ 38.00	\$ 7,030.00		\$ -	68.00	117	\$ 2,584.00	36.8%
6	RELOCATION OF EXISTING STRUCTURES	3	EA	\$ 850.00	\$ 2,550.00		\$ -	0.00	3	\$ -	0.0%
7	TEMPORARY EROSION CONTROL INSTALLATION AND MAINTENANCE	1	LS	\$ 169,700.00	\$ 169,700.00	0.10	\$ 16,970.00	0.80	0.20	\$ 135,760.00	80.0%
8	LANDLOK S2 EROSION CONTROL BLANKET	10500	SY	\$ 7.30	\$ 76,650.00	2420	\$ 17,666.00	2420.00	8,080	\$ 17,666.00	23.0%
9	300# RIP-RAP W/ FILTER FABRIC	1135	TON	\$ 153.00	\$ 173,655.00	98.38	\$ 15,052.14	452.18	683	\$ 69,183.54	39.8%
10	200# RIP-RAP W/ FILTER FABRIC (TOE OF PYRAMAT KEY & DITCH CHECKS)	1,800	TON	\$ 180.00	\$ 324,000.00	388	\$ 69,840.00	620.37	1,180	\$ 111,666.60	34.5%
11	TURF REINFORCEMENT MAT (PYRAMAT 25)	14,500	SY	\$ 39.50	\$ 572,750.00	2960	\$ 116,920.00	5252.00	9,248	\$ 207,454.00	36.2%
12	HYDROSEED (ON TOP OF TRM)	2.20	AC	\$ 21,940.00	\$ 48,268.00	0.50	\$ 10,970.00	0.50	1.70	\$ 10,970.00	22.7%
13	COMMON EXCAVATION, FM, AH (USED ON SITE)	500	CY	\$ 46.00	\$ 23,000.00	250	\$ 11,500.00	250.00	250	\$ 11,500.00	50.0%
14	EXCESS EXCAVATION, FM, AH (HAULED OFF-SITE)	15,600	CY	\$ 36.00	\$ 561,600.00	5088	\$ 183,168.00	13812.00	1,788	\$ 497,232.00	88.5%
15	BORROW EXCAVATION, FM, AH (CONTRACTOR FURNISHED)(AMENDED TOPSOIL)	1,300	CY	\$ 68.00	\$ 88,400.00	240	\$ 16,320.00	240.00	1,060	\$ 16,320.00	18.5%
16	UNDERCUT EXCAVATION, FM, AH (HAULED OFF-SITE)	300	CY	\$ 54.00	\$ 16,200.00		\$ -	0.00	300	\$ -	0.0%
17	DITCH SHAPING & FINE GRADING	21,000	SY	\$ 9.10	\$ 191,100.00	5250	\$ 47,775.00	5250.00	15,750	\$ 47,775.00	25.0%
18	EXCESS EXCAVATION, FM, AH (DETENTION BASIN - HAULED OFF-SITE)	2,100	CY	\$ 61.00	\$ 128,100.00		\$ -	1584.00	516	\$ 96,624.00	75.4%
19	DETENTION BASIN CLEANING & RESHAPING	2,900	SY	\$ 10.60	\$ 30,740.00		\$ -	2900.00	0	\$ 30,740.00	100.0%
20	18" PRECAST F.E.S.	1	EA	\$ 2,700.00	\$ 2,700.00	1	\$ 2,700.00	1.00	0	\$ 2,700.00	100.0%
21	15" PRECAST F.E.S.	1	EA	\$ 1,735.00	\$ 1,735.00	1	\$ 1,735.00	1.00	0	\$ 1,735.00	100.0%
22	200# RIP-RAP (STORM DRAIN OUTLET PROTECTION - ON TOP OF TRM)	90	TON	\$ 183.00	\$ 16,470.00	40	\$ 7,320.00	40.00	50	\$ 7,320.00	44.4%
23	PERMANENT SEED AND MULCH (RIPARIAN)	3.65	AC	\$ 5,000.00	\$ 18,250.00		\$ -	0.00	3.65	\$ -	0.0%
24	PERMANENT SEED (DETENTION BASIN)	0.70	AC	\$ 7,150.00	\$ 5,005.00		\$ -	0.70	0.00	\$ 5,005.00	100.0%
25	CONSTRUCTION ACCESS ROAD, REMOVAL & REPAIR	2	LS	\$ 51,200.00	\$ 102,400.00		\$ -	1.00	1.00	\$ 51,200.00	50.0%



PROJECT: HYDROLOGIC RESTORATION OF STORMWATER INFRASTRUCTURE NEAR RESEVOIR EAST SUBDIVISION

PROJ. NO.: B-9666

						PAY REQUEST #8 - PAY PERIOD 4/1/25 to 4/30/25					
ITEM #	DESCRIPTION	QTY.	UNIT	UNIT PRICE	SUBTOTAL	CURRENT QUANTITY	CURRENT TOTAL	QUANTITY TO DATE	QUANTITY REMAINING	TOTAL TO DATE	% COMPLETE
ADD ALTERNATE #1											
26	CLEARING AND GRUBBING (HAULED OFF-SITE)	13.70	AC	\$ 5,550.00	\$ 76,035.00		\$ -	13.70	0.00	\$ 76,035.00	100.0%
27	EXCESS EXCAVATION, FM, AH (DETENTION BASIN #1 ONLY - HAULED OFF-SITE)	82,000	CY	\$ 41.40	\$ 3,394,800.00	960	\$ 39,744.00	73,632	8,368	\$ 3,048,364.80	89.8%
28	DETENTION BASIN CLEANING & RESHAPING (DETENTION BASIN #1 ONLY)	61,300	SY	\$ 8.25	\$ 505,725.00	12,260	\$ 101,145.00	30,650	30,650	\$ 252,862.50	50.0%
29	PERMANENT SEED (DETENTION BASIN #1 ONLY)	12.60	AC	\$ 2,860.00	\$ 36,036.00		\$ -	0.00	12.60	\$ -	0.0%
ADD ALTERNATE #2											
30	COLD MILLING OF BITUMINOUS PAVEMENT	8,800	SY	\$ 5.00	\$ 44,000.00		\$ -	0.00	8800.00	\$ -	0.0%
31	2" BITUMINOUS SURFACE COURSE, SC-1, TYPE 8 (MILLED SECTION)	985	TON	\$ 162.00	\$ 159,570.00		\$ -	0.00	985.00	\$ -	0.0%
					CONTRACT TOTAL	\$ 7,511,922.00		\$ 658,825.14		\$ 5,336,086.94	

PAY REQUEST HAS BEEN REVIEWED IN THE FIELD AND THE REQUEST APPEARS TO BE ACCURATE TO THE WORK THAT HAS BEEN PERFORMED PER THE PAY PERIOD END DATE

SIGNED:

PRINT: Woodman W. Berry, P.E.

ORIGINAL CONTRACT PRICE \$ 7,511,922.00

NET CHANGE BY CHANGE ORDERS \$ -

CURRENT CONTRACT PRICE \$ 7,511,922.00

TOTAL CONTRACT TIME (DAYS) = 273

COST OF ORIGINAL CONTRACT WORK PERFORMED TO DATE: \$ 5,336,086.94

EXTRA WORK PERFORMED TO DATE: \$ -

TOTAL DAYS IN THIS PAY PERIOD = 30

COST OF TOTAL WORK PERFORMED TO DATE: \$ 5,336,086.94

STORED MATERIALS: \$ 87,974.60

TOTAL DAYS = 234

SUBTOTAL: \$ 5,424,061.54

TOTAL CONTRACT TIME USED = 86%

2.5%	LESS RETAINAGE \$	135,601.54
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SUBTOTAL LESS RETAINAGE: \$ 5,288,460.00

% BILLED = 71.03%

LESS PREVIOUS PAYMENTS AND AMOUNTS DUE FROM PREVIOUS: \$ 4,673,666.79

FUEL ADJUSTMENT \$ -

BALANCE DUE THIS PAYMENT (INC. FUEL ADJUSTMENTS): \$ 614,793.21

BALANCE TO FINISH: \$ 2,223,462.00

[illegible]