



AGENDA

City of Oxford

Board of Aldermen

Regular Meeting

Tuesday, October 21, 2025 at 05:00 PM

City Hall Courtroom

Notice that certain aldermen may be included in the meeting via teleconference, subject to the City of Oxford Code of Ordinances, Section 2-82.

If you need special assistance related to a disability, please contact the ADA Coordinator or visit the office at: 107 Courthouse Square, Oxford, MS 38655. You may also call (662) 234-2453 (voice) or (662) 232-2300 (voice/TTY).

1. Opening the Meeting

- 1.a. Call to Order.
- 1.b. Adopt the agenda for the meeting.
- 1.c. Mayor's Report

2. Regular Agenda: City Clerk's Office

- 2.a. Request permission to approve the minutes of the Regular Meeting on October 7, 2025. (Ashley Atkinson)

Attachments

- 1. [Draft_10072025_minutes.pdf](#)

- 2.b. Request permission to approve the accounts for all city departments. (Ashley Atkinson)

- 2.c. Request permission to approve a list of final budget amendments and re-allocations for FY 2024-2025. (Ashley Atkinson)

Attachments

- 1. [Amendments_reallocations_FY2025_final.pdf](#)

3. Consider the consent agenda:

3.a. Fixed Asset Management:

- i. Request permission to declare a 2016 Dell Optiplex 3040 computer with SN 784LMD2 and asset tag 1103 surplus in the Oxford Conference Center Department and authorize its disposal. (Micah Quinn)
- ii. Request permission to declare a Stihl BG50 backpack blower with SN 534348837 and asset tag 4333 surplus in the Development Services-Street Department and authorize its disposal.

(Ken Knight)

- iii. Request permission to declare a Sharp MX-M264N Copier with SN 4502996Y and asset tag 1065 surplus in the Development Services-Building Department and authorize its disposal. (Johnathan Mizell)
- iv. Request permission to declare a Dell Precision T1700 Computer with SN 752GR22 and asset tag 2002 surplus in the Oxford Utilities-Water & Sewer Division and authorize its disposal. (Rob Neely)
- v. Request permission to declare a red and black Craftsman pancake air compressor, with asset tag 3121, a Stihl weed eater with asset tag 2706/WASP 21875, and a red and black Craftsman pancake air compressor with asset tag 4141 surplus in the Oxford Fire Department and authorize their disposal. (Joey Gardner)
- vi. Request permission to transfer equipment from the Environmental Services Department to the Landscaping Department (multiple forms attached). (Amberlyn Liles)
- vii. Request permission to declare two Safari Land bullet-proof panels, with SNs 200000189161 and 200000189243, and a Cradlepoint model IRB1100LPE and SN MM170281900031 surplus in the Oxford Police Department and authorize their disposal. (Jeff McCutchen)

Attachments

- 1. [OCC_Surplus.pdf](#)
- 2. [Street_Dept_surplus.pdf](#)
- 3. [Building_Dept_surplus.pdf](#)
- 4. [WS_surplus.pdf](#)
- 5. [OFD_surplus.pdf](#)
- 6. [Transfer of Assets Forms for Landscaping Services.pdf](#)
- 7. [OPD_surplus.pdf](#)

3.b. Human Resources:

- i. Request permission to hire Makenna Harvey as Lead Concessionaire in the mTrade Park Department, with an hourly salary of \$15.00. (Braxton Tullos)
- ii. Request permission to transfer Christopher "Kaleb" Joyner from the Oxford Park Commission to the mTrade Park Department, as the Director of Operations, with a new annual salary of \$53,000.00. (Braxton Tullos)
- iii. Request permission to accept the resignation of Part-time employee, Larry Harris, in the Environmental Services Department, effective April 29, 2025. (Braxton Tullos)
- iv. Request permission to accept the resignation of John Taylor Barefoot in the Oxford Utilities-Water & Sewer Division, effective October 20, 2025. (Braxton Tullos)
- v. Request permission to promote JaKendra Milliner to LEAD Communications Officer in the Oxford Police Department, with a new annual salary of \$42,998.70, effective October 30, 2025. (Braxton Tullos)
- vi. Request permission to promote Barron Pruitt to Lieutenant in the Oxford Police Department, with a new annual salary of \$72,268.51, effective October 30, 2025. (Braxton Tullos)
- vii. Request permission to accept the resignation of Part-time employee, Steven Rosamond, in the Oxford Police Department, effective October 16, 2025. (Braxton Tullos)
- viii. Request permission to hire Evan Chouteau, as an Event Production Supervisor in the Oxford Conference Center Department, with an annual salary of \$46,000.00. (Braxton Tullos)
- ix. Request permission to approve volunteers for the Oxford ARC. (Kelli Briscoe)

3.c. Miscellaneous:

- i. Request permission to approve the water and sewer adjustments as per the Oxford Utilities Adjustment Policy. (Rob Neely)
- ii. Request permission to approve a take-home vehicle for Nick Matthews, in the Landscape Services Department, as per City Policy. (Braxton Tullos)
- iii. Request permission to approve donations on behalf of the Oxford ARC. (Kelli Briscoe)

Attachments

- 1. [WS_adjustments.pdf](#)
- 2. [Take Home Vehicle Matthews - Facilities and Landscape Maintenance.pdf](#)

3.d. Travel Requests:

- i. Request permission for an employee to attend the MAGIC Conference on November 19-21, 2025 in Memphis, TN at an estimated cost of \$234.47. (Hollis Green)
- ii. Request permission for an employee to attend the BOAM Winter Conference on December 2-5, 2025 in Natchez, MS at an estimated cost of \$1,045.95. (Johnathan Mizell)
- iii. Request permission for two employees to attend the Code Academy on December 7-12, 2025 in Mobile, AL at an estimated cost of \$4,000.00. (Johnathan Mizell)
- iv. Request permission for one employee to attend IAED 40 Hour Basic Class on October 27-31, 2025 in Tupelo, MS at an estimated cost of \$395.00. (Jeff McCutchen)
- v. Request permission for one employee to attend Supervising Property and Evidence Unit on November 4, 2025 in Oxford, MS at an estimated cost of \$199.00. (Jeff McCutchen)
- vi. Request approval for the 405D Alcohol and Drug Impaired Driving - Training Coordination Grant employees to travel to Brandon, MS, on December 15- 18, 2025, to host ARIDE & SFST Classes, in accordance with the requirements of the grant. (Jeff McCutchen)
- vii. Request permission for an employee to attend the MEC Hobnob on November 27-30, 2025 in Jackson, MS at an estimated cost of \$1,530.50. (Braxton Tullos)
- viii. Request permission for an employee to attend a Local Power Company meeting in Murfreesboro, TN on October 27, 2025 at an estimated cost of \$200.00. (Rob Neely)
- ix. Request permission for an employee to attend the 2025 Fall Leadership Conference on November 6-7, 2025 in Oxford, MS at no cost to the City. (Nickie Denley)
- x. Request permission for three employees to attend the MS- AL American Planning Association Chapter Conference in Hattiesburg, MS on October 28-30, 2025 at an estimated cost of \$850.00. (Ben Requet)

4. Regular Agenda: Other Departments

- 4.a. Public Hearing for the University of Mississippi's issuance of bonds in the amount of \$160,000,000.00, as required by IRS code. (Sue Fairbank)

Attachments

1. [PRG Ole Miss - Memo for Oxford Mayor and Board of Alderman.pdf](#)
2. [PRG Ole Miss - TEFRA Notice \(local\).pdf](#)

- 4.b. Request permission to approve a Resolution of the Mayor and Board of Aldermen approving the issuance of Public Finance Authority Student Housing Revenue Bonds (PRG-Oxford Properties, LLC Project) Series 2025 in an aggregate principal amount not exceeding \$160,000,000.00 for the purpose of financing the construction of an approximately 1,282-bed student housing facility on the campus of the University of Mississippi, and for related purposes. (Sue Fairbank)

Attachments

1. [PRG Ole Miss - Local TEFRA Approval.pdf](#)

- 4.c. Request permission to adopt a Resolution of the Mayor and Board of Aldermen authorizing and directing the issuance of not to exceed seven million one hundred eighty thousand dollars (\$7,180,000) tax increment financing bond (Oxford Commons Project, Phase II), Series 2025 of the City of Oxford, Mississippi; prescribing the form and details of said bonds; directing the preparation, execution, and delivery of said bonds; authorizing the negotiated sale and private placement of said bonds; approving the form of and authorizing the execution and delivery of a private placement agreement and tax pledge and security agreement in connection with the sale and issuance of said bonds; authorizing proper officers to do all things deemed necessary or advisable in connection with the sale and issuance of said bonds; and for related purposes. (Sue Fairbank)

Attachments

1. [Oxford Commons 2025 TIF - Bond Resolution with exhibits.pdf](#)

- 4.d. Request permission to adopt a Resolution of the Mayor and Board of Aldermen of the City of Oxford, Mississippi approving the form of and authorizing said City to enter into an interlocal cooperation agreement with Lafayette County, Mississippi, in connection with the financing of the costs of installing and constructing certain infrastructure improvements necessary for the development of a residential, commercial, and mixed-use development within said City and said County through the sale and issuance by said City of its tax increment financing bonds in an aggregate principal amount of not to exceed two million nine hundred thousand dollars (\$2,900,000.00); and for related purposes. (Sue Fairbank)

Attachments

1. [City of Oxford - The Lamar -City resolution approving Interlocal Agreement with exhibits \(2\).pdf](#)

- 4.e. Request permission to approve a professional services contract with RJ Young for the digitizing of records for the HR Department. (Braxton Tullos)

Attachments

1. [RJ Young Contract Memo - HR.pdf](#)

- 4.f. Request permission to advertise for bids for the Old Taylor Road Substation Voltage Regulator Addition Project. (Rob Neely)

Attachments

1. [Request permission to bid OU.pdf](#)

- 4.g. First Reading of a proposed Ordinance amending Chapter 38-Fire Protection & Prevention, Article III-Fireworks and Pyrotechnic Composition. (Joey Gardner)

Attachments

1. [Ordinance Change OFD.pdf](#)

- 4.h. First reading of a proposed Ordinance amending Chapter 18-Animals & Fowl to remove Sections 18-72 thru 18-74, 18-75(b) thru 18-75(d) and to amend Sections 18-75(a) and 18-77, to remove dog license requirements. (Kelli Briscoe)

Attachments

1. [Ordinance Review. license.pdf](#)

5. Regular Agenda: Police Department

- 5.a. Second Reading and Public Hearing on a proposed Ordinance amending Chapter 102, Article XXII-Nonconsensual Towing. (Jeff McCutchen)

Attachments

1. [Ordinance Change for Trespass towing Format 202589.pdf](#)

6. Regular Agenda: Development Services-Planning Department

- 6.a. Second Reading and Public Hearing for a Proposed Ordinance amending the Zoning Map for Case #3256 by Blackburn Holdings, LLC (David Blackburn), to rezone +/- 64 acres to Suburban Corridor, +/- 85.5 acres to Suburban Multi-Family, +/- 122.88 acres to Neighborhood Residential and +/- 52.29 acres Suburban Residential East of Highway 7, north of Highway 30 and west of Charger Lane, being further identified as PPINs #3520, #3531, #4425, #4506 & #4635. (Ben Requet)

Attachments

1. [3256 MBoA Second Reading.pdf](#)

- 6.b. Consider an appeal from the Stoa Group, regarding the denial of a Special Exception for Case #3264. (Ben Requet)

Attachments

1. [3264 Appeal MBoA.pdf](#)

7. Regular Agenda: Special Projects

- 7.a. Request permission to advertise for bids for the renovation of the Indoor Practice Facility at mTrade Park. (Mark Levy)

Attachments

1. [Request permission to advertise for bids for the renovation of the Indoor Practice Facility.pdf](#)

- 7.b. Consider a professional services proposal from Corbette Legge & Associates for lighting renovations at the Oxford Conference Center. (Mark Levy)

Attachments

1. [Consider proposal from Corbette Legge Assocs for Lighting Renovations at the Oxford](#)

8. Regular Agenda: Development Services-Engineering Department

- 8.a. Request permission to advertise for bids for the Anderson Road Piping Segment Project. (John Crawley)

Attachments

1. [Memo- Request Permission to Advertise - Anderson Road Piping.pdf](#)

- 8.b. Request permission to terminate Contract B-Anderson Road Water Treatment Plant Upgrades with Cleveland Construction. (John Crawley)

Attachments

1. [Memo-Request Permission to Terminate Contract B - Anderson Road Water Treatment Project.pdf](#)

- 8.c. Request permission to extend the stop work notice for Contract A-Anderson Production Wells No. 3 & No. 4. (John Crawley)

Attachments

1. [Memo-Request Permission to Extend Stop Work Order for Contract A - Anderson Production Wells No. 3 and No. 4.pdf](#)

- 8.d. First Reading of a proposed Ordinance amending Chapter 114, Article IV, Sections 114-39, 118, and 119, to update the fee schedule for utility connection fees. (John Crawley)

Attachments

1. [Memo - First Reading of Proposed Changes to Article IV Sections 114-39, 118, and 119 - Combined.pdf](#)

- 8.e. Discuss the South Lamar Sidewalk Addition Project. (John Crawley)

9. Regular Agenda: Closing the Meeting

- 9.a. Consider an executive session.
9.b. Adjourn.



MINUTES

City of Oxford

Board of Aldermen

Regular Meeting

Tuesday, October 07, 2025 at 05:00 PM

City Hall Courtroom

1. Opening the Meeting

1.a. Call to Order.

The Regular Meeting of the Mayor and Board of Aldermen of the City of Oxford, Mississippi, was called to order by Mayor Pro-Tem Bailey at 5:00pm on Tuesday, October 7, 2025, in the courtroom of Oxford City Hall, when and where the following were present:

Robyn Tannehill, Mayor-absent
Erin Smith, Alderman Ward I
Mark Huelse, Alderman Ward II
Brian Hyneman, Alderman Ward III
Kesha Howell-Atkinson, Alderman Ward IV
Preston Taylor, Alderman Ward V
Jason Bailey, Alderman Ward VI-Mayor Pro-Tem
Mary Martha Crowe, Alderman At-Large

Mayo Mallette, PLLC- Of Counsel
Ashley Atkinson- City Clerk
Hollis Green- Chief Operating Officer
Mark Levy- General Government
Braxton Tullos- Human Resources Director
Holly Tubbs- Human Resources
Ben Requet- Dev Svcs- Director of Planning
John Crawley- Dev Svcs- City Engineer
Johnathan Mizell- Dev Svcs- Building Official
Jeff McCutchen- Police Chief
Rusty Rasberry- Deputy Police Chief
David Sabin- PACE Unit, Oxford Police Department
Paul Sheppard- Oxford Police Department
Joey Gardner- Fire Chief
Shane Fortner- Emergency Management Director
Marlee Carpenter- Stronger Together Director
Rob Neely- General Manager of Oxford Utilities
Amberlyn Liles- Environmental Services Superintendent
Greg Pinion- Buildings & Grounds Superintendent
Kara Giles- Executive Assistant to the Mayor

Kinney Ferris- Visit Oxford Director
Chris Simmons- IT Director-absent
Bryce Hertl- IT Department
Kelli Briscoe- Oxford Animal Resource Center Director
Nickie Denley- Municipal Court Clerk

1.b. Adopt the agenda for the meeting.

It was moved by Alderman Hyneman, seconded by Alderman Crowe to adopt the agenda for the meeting with the addition of items 4.d, 4.e, 7.a, 7.b, 8.g, and 8.h. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

1.c. Mayor's Report

2. Regular Agenda: City Clerk's Office

2.a. Request permission to approve the minutes from the Regular Meeting on September 16, 2025 and the Recess Meeting on October 1, 2025. (Ashley Atkinson)

Agenda Attachments

1. [Draft_minutes_09162025.pdf](#)
2. [Draft_minutes_10012025.pdf](#)

It was moved by Alderman Smith, seconded by Alderman Taylor to approve the minutes from the Regular Meeting on September 16, 2025 and the Recess Meeting on October 1, 2025. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

2.b. Request permission to approve the accounts for all city departments. (Ashley Atkinson)

It was moved by Alderman Howell-Atkinson, seconded by Alderman Smith to approve the accounts for all City departments, including a FY 24/25 claims docket showing General Fund claims numbered 138092- 138256 & 138304- 138307, and EFT/ACH # 299- 301, Trust & Agency claims numbered 53532- 53586, & 53603- 53608 , and EFT/ACH # 200- 202, Metro Narcotics claims numbered 9242- 9247 & 9251, and EFT/ACH # 94- 95, and OPC Activity Fund claims numbered 4489- 4506 totaling \$1,015,802.22, and a FY 25/26 claims docket showing General Fund claims numbered 138257- 138303 & 138308, Trust & Agency claims numbered 53587- 53600 & 53609- 53612, Water & Sewer claims numbered 40370- 40423 and EFT/ACH # 258- 260, Metro Narcotics Claims numbered 9248- 9250 and EFT/ACH # 96, and OPC Activity Fund claims numbered 4507- 4508 totaling \$2,062,887.11. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

2.c. Request permission to approve the Municipal Compliance Questionnaire. (Ashley Atkinson)

Agenda Attachments

1. [Municipal_compliance_questionnaire_09302025.pdf](#)

It was moved by Alderman Hyneman, seconded by Alderman Smith to approve the Municipal Compliance Questionnaire for FY 2024-2025. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

2.d. Request permission to approve a list of budget amendments and re-allocations for FY 2024-2025. (Ashley Atkinson)

Agenda Attachments

1. [Amendments_reallocations_FY2025_10072025.pdf](#)

It was moved by Alderman Howell-Atkinson, seconded by Alderman Hyneman to approve a list of budget amendments and re-allocations for FY 2024-2025. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

2.e. Request permission to advertise for bids for Municipal Depository Services for calendar years 2026-2029. (Ashley Atkinson)

It was moved by Alderman Smith, seconded by Alderman Hyneman to advertise for bids for Municipal Depository Services for calendar years 2026-2029. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

3. Consider the consent agenda:

It was moved by Alderman Taylor, seconded by Alderman Hyneman to approve the following consent agenda. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

3.a. Fixed Asset Management:

- i. Request permission to declare a red 2012 Dodge Ram 1500 with VIN 1C6RD7KP0CS178280 and asset tag 1471 and a red 2015 Dodge Ram 1500 with VIN 3C6RR7KTXFG712069 and asset tag 1499 surplus in the Oxford Fire Department and authorize their disposal. (Joey Gardner)
- ii. Request permission to declare a 3rd Eye Side Camera model AWT2020T and SN 4C1FE6 TPC and a Hoshizaki Ice Maker model KM-320MAH and SN D16854E surplus in the Environmental Services Department and authorize their disposal. (Amberlyn Liles)
- iii. Request permission to declare a white 2016 Chevrolet 1500 with VIN 1GCRCMEC0GZ182917 and asset tag 2609, a blue New Holland tractor model TM65 and SN 001186048 and asset tag 3325, and a blue 2000 Dodge 3500 with a VIN ending in 5521 and asset tag 2600 surplus in the Building & Grounds Department and authorize their disposal. (Greg Pinion)
- iv. Request permission to declare a 13" iPad Pro with SN DLXX742NJ262 and asset tag 20052 surplus in the Oxford Police Department and authorize its disposal. (Jeff McCutchen)

Agenda Attachments

1. [2015 Dodge.pdf](#)
2. [2011 Dodge.pdf](#)
3. [Env_Svcs_surplus.pdf](#)
4. [B_G_Surplus.pdf](#)
5. [OPD_surplus_form.pdf](#)

3.b. Human Resources:

- i. Request permission to accept the retirement of Ashley Atkinson in the Financial Administration Department-City Clerk's Office, effective December 31, 2025. (Braxton Tullos)
- ii. Request permission to promote Rayna Matthews in the Environmental Services Department for receiving her Commercial Class I Rubbish Site Operator Certificate. Her new salary will be \$54,636.35. (Braxton Tullos)
- iii. Request permission to accept the resignation of Roderick Holmes (effective October 14, 2025), Taylor Alexander (effective October 15, 2025), and Brandon Cissna-Elliott (effective October 1, 2025) in the Oxford Police Department. (Braxton Tullos)
- iv. Request permission to accept the resignation of Part-Time employees, Taylor Barnes, Johanna Veliz, and James Cooper, in the Oxford Police Department, all effective October 7, 2025. (Braxton Tullos)
- v. Request permission to promote Orrin Todd to Captain in the Oxford Police Department, with a new annual salary of \$81,382.06, effective October 16, 2025. (Braxton Tullos)
- vi. Request permission to promote Dustin Benjamin from RDO to Lieutenant in the Oxford Fire Department, with a new annual salary of \$50,516.14. (Braxton Tullos)
- vii. Request permission to hire Charles Waller as a Firefighter in the Oxford Fire Department, with an annual salary of \$50,516.14. (Braxton Tullos)
- viii. Request permission to accept the resignation of Kelsey Cooper in the mTrade Park Department, effective October 29, 2025. (Braxton Tullos)
- ix. Request permission to promote Alec Vaughn from Turf Grass Specialist to Officer Manager in the mTrade Park Department, with a new annual salary of \$42,241.10, effective October 16, 2025. (Braxton Tullos)
- x. Request permission to hire Hunter Kropf as a Concessionaire in the mTrade Park Department, with an hourly rate of \$10.00. (Braxton Tullos)
- xi. Request permission to appoint Kimberly Hampton as a Public Defender in the Oxford Municipal Court Department. (Braxton Tullos)
- xii. Request permission to approve a step-raise for David Gray in the Development Services-Building Department for the successful completion of his Residential Plumbing Inspector Exam. His new salary will be \$45,618.70. (Braxton Tullos)
- xiii. Request permission to hire Amelia Hirsh as the Volunteer and Community Partnership Coordinator in the Stronger Together Oxford Department, with an annual salary of \$42,500.00. (Braxton Tullos)
- xiv. Request permission to hire Blake Cain as a Patrol Officer in the Oxford Police Department,

- with an annual salary of \$54,107.60. (Braxton Tullos)
- xv. Request permission to approve volunteers for the Oxford ARC. (Kelli Briscoe)

3.c. Miscellaneous:

- i. Request permission to approve the water and sewer adjustments as per the Oxford Utilities Adjustment Policy. (Rob Neely)
- ii. Request permission to approve Jaeon Johnson as a driver for Oxford Pedicab, LLC. (Jeff McCutchen)
- iii. Request permission to approve Samuel Wershow as a driver for Local Bike Taxi, LLC. (Jeff McCutchen)
- iv. Request permission to approve donations on behalf of the Oxford ARC. (Kelli Briscoe)

Agenda Attachments

1. [WS_Adjustments_10072025.pdf](#)
2. [Johnson_verification.pdf](#)
3. [Wershow_verification.pdf](#)

3.d. Travel Requests:

- i. Request permission for an employee to attend the 2025 Winter Municipal Clerk's Conference in Flowood, MS on December 10-12, 2025 at an estimated cost of \$900.00. (Ashley Atkinson)
- ii. Request permission for an employee to attend an MML CMO Evening Class on November 20, 2025 in Oxford, MS at a cost of \$25.00. (Ashley Atkinson)
- iii. Request permission for one employee to attend Photographing the Death Scene on October 15, 2025 in Oxford, MS at an estimated cost of \$150.00. (Jeff McCutchen)
- iv. Request permission for two employees to attend REID Interrogation and Investigation in Collierville, TN on October 21-24, 2025 at an estimated cost of \$1,260.00. (Jeff McCutchen)
- v. Request permission for one employee to attend LPVO Operator training on October 18, 2025 in Nesbit, MS at an estimated cost of \$285.00. (Jeff McCutchen)
- vi. Request permission for 25 employees to attend Bridge the Gap: Agency Success Through Mentoring training on February 17-18, 2026 in Oxford, MS at an estimated cost of \$6,250.00. (Jeff McCutchen)
- vii. Request permission for nine employees to attend First Aid training on October 10, 2025 in Oxford, MS at an estimated cost of \$129.50. (Jeff McCutchen)
- viii. Request permission for one employee to attend Homicide Investigation and Crime Scene Management on October 7-9, 2025 in Oxford, MS at an estimated cost of \$200.00. (Jeff McCutchen)
- ix. Request approval for the 405D Alcohol and Drug Impaired Driving-Training Coordination Grant employees to travel to Southaven, MS on November 4-6, 2025 to host an SFST Class, in accordance with the requirements of the grant. (Jeff McCutchen)
- x. Request permission for three employees to attend the Mississippi- Alabama American Planning Association Conference on October 28-30, 2025 in Hattiesburg, Mississippi at an estimated cost of \$2,675.00. (Ben Requet)
- xi. Request permission for an employee to attend the Animal Protection and Wellness Expo in Alpharetta, GA on October 16-19, 2025 at an estimated cost of \$2,000.00. (Kelli Briscoe)
- xii. Request permission for an employee to attend the Dispatch 40 Hour Basic Class on October 20-24, 2025 in Grenada, MS at an estimated cost of \$395.00. (Jeff McCutchen)

4. Regular Agenda: Other Departments

- 4.a. Request permission to approve and authorize the Mayor to sign the FY 2025-2026 5311 Rural Public Transit Grant for the Oxford-University Transit System. (Donna Zampella)

Agenda Attachments

1. [City of Oxford 2025-2026 5311 CONTRACT.pdf](#)
2. [Approved 5311 Budget 2025-2026.pdf](#)

It was moved by Alderman Howell-Atkinson, seconded by Alderman Crowe to approve and authorize the Mayor to sign the FY 2025-2026 5311 Rural Public Transit Grant for the Oxford-University Transit System. All the aldermen present voting aye, Mayor Pro-Tem Bailey

declared the motion carried.

- 4.b. Request permission to advertise for reverse auction bids for approved equipment in the Environmental Services Department. (Amberlyn Liles)

It was moved by Alderman Taylor, seconded by Alderman Crowe to advertise for reverse auction bids for approved equipment in the Environmental Services Department. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

- 4.c. Request permission to advertise for bids for the construction and installation of a synthetic liner for the proposed rubbish site expansion. (Amberlyn Liles)

It was moved by Alderman Crowe, seconded by Alderman Howell-Atkinson to advertise for bids for the construction and installation of a synthetic liner for the proposed rubbish site expansion. All the aldermen present voting aye, Mayor Pro-Tem Bialek declared the motion carried.

- 4.d. Appoint Corrine Jackson and Nicolas Brown to the Oxford Tourism Council.

It was moved by Alderman Hyneman, seconded by Alderman Crowe to appoint Corrine Jackson and Nicolas Brown to the Oxford Tourism Council. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

- 4.e. Consider the approval of light pole banners on University Avenue and West Jackson Avenue for Holly Jolly Holidays. (Nadia Thornton)

It was moved by Alderman Smith, seconded by Alderman Crowe to approve the installation of light pole banners on University Avenue and West Jackson Avenue for Holly Jolly Holidays. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

5. Regular Agenda: Police Department

- 5.a. Request permission to approve a Parade/Assembly Permit for Stronger Together Oxford to host the annual Christmas Parade on December 1, 2025 from 6:30pm-8:30pm. (Jeff McCutchen)

Agenda Attachments

1. [2025_Christmas_Parade_Permit.pdf](#)

It was moved by Alderman Hyneman, seconded by Alderman Howell-Atkinson to approve a Parade/Assembly Permit for Stronger Together Oxford to host the annual Christmas Parade on December 1, 2025 from 6:30pm-8:30pm. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

- 5.b. Request permission to approve a Parade/Assembly Permit for Proof Media Mix to host a promotional event on November 13, 2025 from 5:00pm-11:00pm. (Jeff McCutchen)

Agenda Attachments

1. [Proof_Media_Mix_Permit.pdf](#)

It was moved by Alderman Hyneman, seconded by Alderman Taylor to approve a Parade/Assembly Permit for Proof Media Mix to host a promotional event on November 13, 2025 from 5:00pm-11:00pm on 10th Street (updated location). All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

- 5.c. Request permission to approve and authorize the Mayor and/or the Police Chief to sign a service agreement with Language Line Services. (Jeff McCutchen)

Agenda Attachments

1. [Language_Line_Svcs_Agreement_OPD.pdf](#)

It was moved by Alderman Crowe, seconded by Alderman Howell-Atkinson to approve and authorize the Mayor and/or the Police Chief to sign a service agreement with Language Line Services. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

- 5.d. First Reading of a proposed Ordinance amending Chapter 102, Article XXII-Nonconsensual Towing. (Jeff McCutchen)

Agenda Attachments

1. [Ordinance Change for Trespass towing Format 202589.pdf](#)

The second reading and public hearing on this proposed ordinance will be at the next regular meeting.

6. Regular Agenda: Development Services-Planning Department

- 6.a. First Reading of a Proposed Ordinance amending the Zoning Map for Case #3256 by Blackburn Holdings, LLC (David Blackburn), to rezone +/- 64 acres to Suburban Corridor, +/- 85.5 acres to Suburban Multi-Family, +/- 122.88 acres to Neighborhood Residential and +/- 52.29 acres Suburban Residential East of Highway 7, north of Highway 30 and west of Charger Lane, being further identified as PPINs #3520, #3531, #4425, #4506 & #4635. (Ben Requet)

Agenda Attachments

1. [3256 MBoA First Reading.pdf](#)

The second reading and public hearing on this proposed ordinance will be at the next regular meeting.

7. Regular Agenda: Special Projects

- 7.a. Request permission to approve Change Order No. 5, in the amount of \$5,895.63, from JP Corp General Contractors for the Development Services Building Remodel Project.

Agenda Attachments

1. [Consider Change Order No. 5 from JP Corp General Contractors.pdf](#)

It was moved by Alderman Howell-Atkinson, seconded by Alderman Crowe to approve Change Order No. 5, in the amount of \$5,895.63, from JP Corp General Contractors for the Development Services Building Remodel Project. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

- 7.b. Request permission to approve Change Order No. 3, in the amount of \$5,580.22, from Century Construction for the City Hall Renovation Project.

Agenda Attachments

1. [Consider Change Order #3 from Century Construction for the City Hall Renovation.pdf](#)

It was moved by Alderman Smith, seconded by Alderman Hyneman to approve Change Order No. 3, in the amount of \$5,580.22, from Century Construction for the City Hall Renovation Project. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

8. Regular Agenda: Development Services-Engineering Department

- 8.a. Consider a request for annexation, from Robert Edmister, for property located on George G. "Pat" Patterson Parkway. (John Crawley)

Agenda Attachments

1. [EDMISTER_ANNEX_MAP.pdf](#)

It was moved by Alderman Hyneman, seconded by Alderman Crowe to authorize counsel to draft an annexation ordinance, with the legal description of the subject property, to be considered at a future meeting. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

- 8.b. Request permission for the mayor to execute the contracts for the Fillmore Avenue, South 11th Street, and Lincoln Avenue Drainage Improvements Project. (John Crawley)

Agenda Attachments

1. [Memo - Execute Contracts for South 11th, Fillmore Drainage Project.pdf](#)

It was moved by Alderman Hyneman, seconded by Alderman Howell-Atkinson to authorize the Mayor to execute the contracts for the Fillmore Avenue, South 11th Street, and Lincoln Avenue Drainage Improvements Project. All the aldermen present voting aye, Mayor Pro-Tem

Bailey declared the motion carried.

- 8.c. Request permission for the mayor to execute the contracts for the Punkin Water System- Water Plant Demolition. (John Crawley)

Agenda Attachments

1. [Memo - Execute Contracts for Punkin Water System - Water Plant Demolition Project.pdf](#)

It was moved by Alderman Smith, seconded by Alderman Taylor to authorize the Mayor to execute the contracts for the Punkin Water System-Water Plant Demolition. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

- 8.d. Request permission to release Subdivision Bond #11515321 for Isom Hill Subdivision. (John Crawley)

Agenda Attachments

1. [Memo - Request to Release Subdivision Bond for Isom Hill - Combined.pdf](#)

It was moved by Alderman Hyneman, seconded by Alderman Smith to release Subdivision Bond #11515321 for Isom Hill Subdivision. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

- 8.e. Request permission to approve the mayor to execute Task Order No. 2 for Neel-Schaffer for preliminary engineering design of upgrades to the Old Taylor Road/Chucky Mullins/Shiloh intersection. (John Crawley)

Agenda Attachments

1. [Memo - Permission to Execute Task Order No. 2 with Neel Schaffer Inc - Combined.pdf](#)

It was moved by Alderman Hyneman, seconded by Alderman Crowe to approve the Mayor to execute Task Order No. 2 for Neel-Schaffer for preliminary engineering design of upgraded to the Old Taylor Road/Chucky Mullins/Shiloh Intersection. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

- 8.f. Request permission to approve the mayor to execute the Task Order No. 15A for Waggoner Engineering, Inc., for the improvements and upgrades to the Max Hipp Industrial Park sewer system. (John Crawley)

Agenda Attachments

1. [Memo - Permission to Execute Task Order 15A with Waggoner - Combined.pdf](#)

It was moved by Alderman Hyneman, seconded by Alderman Howell-Atkinson to approve the Mayor to execute Task Order No. 15A for Waggoner Engineering, Inc., for the improvements and upgrades to the Max Hipp Industrial Park sewer system. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

- 8.g. Consider a request from the asphalt stamping contractor to work on Sundays, 10/19 and 10/26, for the crosswalks around the square. (John Crawley)

It was moved by Alderman Crowe, seconded by Alderman Howell-Atkinson to approve a request from the asphalt stamping contractor to work on Sundays, 10/19 and 10/26, for the crosswalks around the square. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

- 8.h. Request permission to approve and authorize the Mayor to sign the contract for the Punkin Water System-Well Abandonment Project. (John Crawley)

It was moved by Alderman Howell-Atkinson, seconded by Alderman Hyneman to approve and authorize the Mayor to sign the contract for the Punkin Water System-Well Abandonment Project. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

9. Regular Agenda: Closing the Meeting

- 9.a. Consider an executive session.

It was moved by Alderman Howell-Atkinson, seconded by Alderman Crowe to consider an executive session for a police security matter. All the aldermen present voting aye, Mayor

Pro-Tem Bailey declared the motion carried.

It was moved by Alderman Crowe, seconded by Alderman Smith to enter into an executive session for a police security matter in the downtown area. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

It was moved by Alderman Crowe, seconded by Alderman Smith to return to regular session. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

9.b. Adjourn.

It was moved by Alderman Hyneman, seconded by Alderman Crowe to adjourn the meeting. All the aldermen present voting aye, Mayor Pro-Tem Bailey declared the motion carried.

Jason Bailey, Mayor Pro-Tem

Ashley Atkinson, City Clerk-Finance Director

General Fund Amendments & Reallocations

Revenue

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>	
001-000-200	\$ 12,965,152.00	\$ 13,078,268.00	\$ 113,116.00	Ad Valorem Tax
001-000-202	\$ 1,059,408.00	\$ 1,080,537.00	\$ 21,129.00	Park Comm Tax Levy
001-000-210	\$ 150,000.00	\$ 200,938.00	\$ 50,938.00	Penalties & Interest
001-000-330	\$ 755,000.00	\$ 832,664.00	\$ 77,664.00	Court Fines
	<u>\$ 14,929,560.00</u>	<u>\$ 15,192,407.00</u>	<u>\$ 262,847.00</u>	Net Change to Revenue

Expenses

Judicial

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>	
001-010-600	\$ 100,000.00	\$ 108,500.00	\$ 8,500.00	
			<u>\$ 8,500.00</u>	net change to dept.

Env Svcs-ROW

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>	
001-240-600	\$ 289,000.00	\$ 304,776.00	\$ 15,776.00	
			<u>\$ 15,776.00</u>	net change to dept.

Oxford Park Commission

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>	
001-300-440	\$ 220,000.00	\$ 233,013.00	\$ 13,013.00	
001-300-450	\$ 5,000.00	\$ 12,000.00	\$ 7,000.00	
001-300-460	\$ 140,481.00	\$ 150,000.00	\$ 9,519.00	*Avent Playground equipment-rebudgeted to 2026
			<u>\$ 29,532.00</u>	net change to dept.

mTrade Park

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>	
001-305-420	\$ 499,723.00	\$ 509,676.00	\$ 9,953.00	
001-305-450	\$ 17,500.00	\$ 18,613.00	\$ 1,113.00	
001-305-460	\$ 108,881.00	\$ 111,083.00	\$ 2,202.00	
001-305-550	\$ 661,000.00	\$ 698,640.00	\$ 37,640.00	
001-305-686	\$ 70,000.00	\$ 80,927.00	\$ 10,927.00	
001-305-730	\$ 112,604.00	\$ 224,224.00	\$ 111,620.00	
			<u>\$ 173,455.00</u>	net change to dept.

Total Increase in Revenue	\$ 262,847.00
Total Decrease in Expenses	\$ 227,263.00
Total	<u>\$ 490,110.00</u>

Environmental Services

Environmental Services-Waste Collection

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>
020-222-600	\$ 160,000.00	\$ 162,000.00	\$ 2,000.00
020-222-570	\$ 20,000.00	\$ 18,000.00	\$ (2,000.00)

\$ - net change to fund

Environmental Services-Transfer Station

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>
020-223-600	\$ 1,276,000.00	\$ 1,377,000.00	\$ 101,000.00

\$ 101,000.00 net change to fund

Environmental Services-Rubbish

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>
020-224-535	\$ 5,000.00	\$ 6,000.00	\$ 1,000.00

\$ 1,000.00 net change to fund

Total Increase/Decrease in Revenue	\$ -
Total Increase/(Decrease) in Expenses	\$ 102,000.00
Total	<u>\$ (102,000.00)</u>

Development Services

Development Services-Engineering

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>
025-089-450	\$ 5,000.00	\$ 15,500.00	\$ 10,500.00
025-089-460	\$ 101,957.00	\$ 108,600.00	\$ 6,643.00
			<u>\$ 17,143.00</u> net change to fund

Other Funds

2023 GO Bonds-\$9M

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>
210-000-200	\$ 683,875.00	\$ 689,758.00	\$ 5,883.00

\$ 5,883.00 net change to fund

2012 GO Bonds

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>
240-000-200	\$ 443,210.00	\$ 452,862.00	\$ 9,652.00

\$ 9,652.00 net change to fund

2015 GO Bonds-Refi 04 & 07

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>
250-000-200	\$ 684,032.00	\$ 691,324.00	\$ 7,292.00

\$ 7,292.00 net change to fund

Hotel/Motel Tax Funds

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>
611-000-346	\$ 884,000.00	\$ 915,202.00	\$ 31,202.00
611-711-645	\$ 884,000.00	\$ 923,302.00	\$ 39,302.00

\$ 70,504.00 net change to fund

Historic Homes Fund

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>
696-727-575	\$ 5,000.00	\$ 4,000.00	\$ (1,000.00)
696-727-630	\$ -	\$ 1,000.00	\$ 1,000.00
696-746-575	\$ 23,950.00	\$ 22,950.00	\$ (1,000.00)
696-746-630	\$ 2,000.00	\$ 3,000.00	\$ 1,000.00

\$ - net change to fund

Holly Jolly Holidays

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>
725-305-550	\$ 60,000.00	\$ 37,000.00	\$ (23,000.00)
725-305-640	\$ 85,000.00	\$ 108,000.00	\$ 23,000.00

\$ - net change to fund

Oxford Conference Center

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>
726-726-627	\$ 225,000.00	\$ 205,000.00	\$ (20,000.00)

726-726-550	\$ 530,757.00	\$ 550,757.00	\$ 20,000.00
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\$ - net change to fund

Parking

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>
729-100-555	\$ 10,000.00	\$ 7,000.00	\$ (3,000.00)
729-100-630	\$ 28,000.00	\$ 31,000.00	\$ 3,000.00

\$ - net change to fund

Oxford Utilities-Water & Sewer

Expenses

Finance & Customer

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>
400-660-645	\$ 685,000.00	\$ 754,300.00	\$ 69,300.00

\$ 69,300.00 net change to fund

Transmission & Distribution

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>
400-672-535	\$ 6,250.00	\$ 9,200.00	\$ 2,950.00
400-672-555	\$ 510,000.00	\$ 702,300.00	\$ 192,300.00

\$ 195,250.00 net change to fund

Treatment & Purification

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>
400-673-555	\$ 140,000.00	\$ 157,160.00	\$ 17,160.00
400-673-571	\$ 65,000.00	\$ 71,224.00	\$ 6,224.00
400-673-572	\$ 350,000.00	\$ 410,464.00	\$ 60,464.00

\$ 83,848.00 net change to fund

OPC-Activity Fund

YS-Softball

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>	
300-202-535	\$ 9,000.00	\$ 12,143.00	\$ 3,143.00	
			<u>\$ 3,143.00</u>	net change to fund

YS-Baseball

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>	
300-213-535	\$ 15,000.00	\$ 22,065.00	\$ 7,065.00	
			<u>\$ 7,065.00</u>	net change to fund

YS-Mini-Sluggers

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>	
300-214-535	\$ 1,200.00	\$ 1,500.00	\$ 300.00	
			<u>\$ 300.00</u>	net change to fund

YS-Volleyball

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>	
300-226-535	\$ 2,500.00	\$ 3,500.00	\$ 1,000.00	
			<u>\$ 1,000.00</u>	net change to fund

YS-Fit N Fun Adventures

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>	
300-412-647	\$ 12,500.00	\$ 12,800.00	\$ 300.00	
		\$ -	\$ -	
			<u>\$ 300.00</u>	net change to fund

R-Park Pavilions

<u>Acct.</u>	<u>Beg. Budget</u>	<u>New Budget</u>	<u>Change</u>	
300-558-647	\$ 4,540.00	\$ 4,740.00	\$ 200.00	
			<u>\$ 200.00</u>	net change to fund



THE CITY OF
OXFORD

4/21/25
* included w/ 11/19/24
attachments, not surplusd
in minutes.

SURPLUS FORM

**PLEASE USE A DIFFERENT FORM FOR EACH ITEM YOU WANT TO DECLARE SURPLUS.
BE SURE TO PROVIDE AS MUCH INFORMATION AS POSSIBLE ABOUT THE ASSET
BEING SURPLUSD. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.**

Date of Request: 11/15/2024

Department that owns Fixed Asset: Oxford Conference Center

Fixed Asset Tag Number (If item is not tagged, please put N/A): 01103

Physical Location of Asset: OCC

If the item being surplusd is a vehicle or a piece of equipment, please provide:

<u>Dell</u>	<u>OptiPlex 3040</u>	<u>2016</u>
Make	Model	Year
<u>784LMD2</u>	<u>black</u>	
VIN / Serial Number	Color	

If the item being surplusd is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A) _____ Color _____

For all other assets, please provide a complete description of the asset to be surplusd:

Desktop Computer

Name of Person Submitting Surplus Request: Micah Quinn

Date Approved by BOA: 11/19/2024

**107 Courthouse Square
Oxford, MS 38655**

**(p) 662-236-1310
(f) 662-232-2337**



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SURPLUS FORM

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BEING SURPLUSED. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.**

Date of Request: 11/22/2024

Department that owns Fixed Asset: Development Services- Street Dept.

Fixed Asset Tag Number (If item is not tagged, please put N/A): 4333

Physical Location of Asset: _____

If the item being surplused is a vehicle or a piece of equipment, please provide:

_____	_____	_____
Make	Model	Year
_____		_____
VIN / Serial Number		Color

If the item being surplused is a tool, please provide:

Description of Tool (including brand): Stihl BG50 blower
534348837

_____	_____
Serial Number (if none, write N/A)	Color

For all other assets, please provide a complete description of the asset to be surplused:

Name of Person Submitting Surplus Request: _____

Date Approved by BOA: _____

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BEING SURPLUSSED. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.**

Date of Request: 8/19/2025
Department that owns Fixed Asset: Dev Services- Building
Fixed Asset Tag Number (If item is not tagged, please put N/A): 01065
Physical Location of Asset: City Hall

If the item being surplusd is a vehicle or a piece of equipment, please provide:

_____	_____	_____
Make	Model	Year
_____		_____
VIN / Serial Number		Color

If the item being surplusd is a tool, please provide:

Description of Tool (including brand): Sharp MX-M264N Copier
4502996Y black
Serial Number (if none, write N/A) _____ Color _____

For all other assets, please provide a complete description of the asset to be surplusd:

Audit List line 2048, purchased 4/8/2015 for \$3,089.70

Name of Person Submitting Surplus Request: Johnathan Mizell

Date Approved by BOA: _____

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SURPLUS FORM

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BEING SURPLUSSED. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.**

Date of Request: 8/19/2025

Department that owns Fixed Asset: Oxford Utilities- Water/Sewer

Fixed Asset Tag Number (If item is not tagged, please put N/A): 02002

Physical Location of Asset: City Hall

If the item being surplusd is a vehicle or a piece of equipment, please provide:

_____	_____	_____
Make	Model	Year
_____		_____
VIN / Serial Number		Color

If the item being surplusd is a tool, please provide:

Description of Tool (including brand): <u>Dell Precision T1700 Computer</u>	
<u>752GR22</u>	<u>black</u>
Serial Number (if none, write N/A)	Color

For all other assets, please provide a complete description of the asset to be surplusd:

Audit List line 2227, purchased 7/9/2015 for \$242.74

Name of Person Submitting Surplus Request: _____

Date Approved by BOA: _____

**107 Courthouse Square
Oxford, MS 38655**

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BEING SURPLUSED. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.

Date of Request: 1/02/2025

Department that owns Fixed Asset: Oxford Fire

Fixed Asset Tag Number (If item is not tagged, please put N/A): 02706 Wasp 21875

Physical Location of Asset: OFD Station 1

If the item being surplused is a vehicle or a piece of equipment, please provide:

Stihl weed eater

Make

Model

Year

White

VIN / Serial Number

Color

If the item being surplused is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A)

Color

For all other assets, please provide a complete description of the asset to be surplused:

*in wasp - under B+G

Name of Person Submitting Surplus Request: J. Gardner

Date Approved by BOA: 1/7/25 attached

107 Courthouse Square
Oxford, MS 38655

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SURPLUS FORM

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BE SURE TO PROVIDE AS MUCH INFORMATION AS POSSIBLE ABOUT THE ASSET
BEING SURPLUSED. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.

Date of Request: 1/02/2025

Department that owns Fixed Asset: Oxford Fire

Fixed Asset Tag Number (If item is not tagged, please put N/A): 4141

Physical Location of Asset: OFD Station 1

If the item being surplused is a vehicle or a piece of equipment, please provide:

Craftsman Pancake Compressor

Make

Model

Year

Red Black

VIN / Serial Number

Color

If the item being surplused is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A)

Color

For all other assets, please provide a complete description of the asset to be surplused:

Name of Person Submitting Surplus Request: J. Gardner

Date Approved by BOA: 1/7/25 attached

107 Courthouse Square
Oxford, MS 38655

(p) 662-236-1310
(f) 662-232-2337



THE CITY OF
OXFORD

TRANSFER FORM

PLEASE USE A DIFFERENT FORM FOR EACH ITEM YOU WANT TO TRANSFER. BE SURE
TO PROVIDE AS MUCH INFORMATION AS POSSIBLE ABOUT THE ASSET BEING
TRANSFERRED. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.

Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 03859

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Craftsman Air Compressor \ 921153101 \

Make	Model	Year
1144114		Red/Black
VIN / Serial Number		Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand):

Serial Number (if none, write N/A)	Color
------------------------------------	-------

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA:

107 Courthouse Square
Oxford, MS 38655

(p) 662-236-1310
(f) 662-232-2337



THE CITY OF
OXFORD

TRANSFER FORM

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TO PROVIDE AS MUCH INFORMATION AS POSSIBLE ABOUT THE ASSET BEING
TRANSFERRED. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.

Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 03870

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

JD Blade

Make	Model	Year
<u>M0135BX101129</u>		
VIN / Serial Number	Color	

If the item being transferred is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A)	Color
_____	_____

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

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THE CITY OF
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TRANSFER FORM

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 01984

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Stihl Blower

NA

Make

Model

Year

521832229

Orange

VIN / Serial Number

Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand):

Serial Number (if none, write N/A)

Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA:

107 Courthouse Square
Oxford, MS 38655

(p) 662-236-1310
(f) 662-232-2337



THE CITY OF
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TRANSFER FORM

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 02643

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Stihl Blower

NA

Make

Model

Year

521832229

Orange

VIN / Serial Number

Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A)

Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

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TRANSFERRED. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.

Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 03266

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Stihl Blower

NA

Make

Model

Year

521832228

Orange

VIN / Serial Number

Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand):

Serial Number (if none, write N/A)

Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA:

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 03865

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Make	Model	Year
VIN / Serial Number	Color	

If the item being transferred is a tool, please provide:

Description of Tool (including brand): Dewalt Angle Grinder

DWE4011

Black

Serial Number (if none, write N/A)

Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA:

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): Could not locate Inv. Sticker

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Flojet Sprayer

03501506

Make

Model

Year

05804934

Green

VIN / Serial Number

Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A)

Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): There are 2 on there, 03556 and 01983

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

John Deere Loader \ 3032E

Make	Model	Year
W00305X006409		Green
VIN / Serial Number		Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand):

Serial Number (if none, write N/A)	Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA:

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): Could not locate Inv. Sticker

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

John Deere Tractor \ RG080

Make	Model	Year
<u>LVRG080079629</u>		<u>Green</u>

VIN / Serial Number	Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A)	Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

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Physical Location of Asset: Cemetery[illegible]

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 04450

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

<u></u>	<u></u>	<u></u>
Make	Model	Year
<u></u>	<u></u>	<u></u>
VIN / Serial Number	Color	

If the item being transferred is a tool, please provide:

Description of Tool (including brand): Milwaukee Impact Wrench

H96AM22290883

Red

Serial Number (if none, write N/A)

Color

For all other assets, please provide a complete description of the asset to be transferred:

<u></u>
<u></u>
<u></u>
<u></u>

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA:

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 03860

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

ExMark Mower \ EC5180GKA21000 \

Make	Model	Year
400704819		
		Red
VIN / Serial Number		Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand):

Serial Number (if none, write N/A)	Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA:

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 03869

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Mower Deck

Make
XFGM20X275995

Model

Year

Red

VIN / Serial Number

Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A)

Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

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Date of Request: 10.9.2025
Department that currently owns Fixed Asset: Environmental Services
Department you wish to transfer the Asset to: Landscape Services
Fixed Asset Tag Number (If item is not tagged, please put N/A): No Inventory Sticker was found
Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:
Honda GCV Pressure Washer \ NA
Make Model Year
KC17441D080173 \ Green
VIN / Serial Number Color

If the item being transferred is a tool, please provide:
Description of Tool (including brand):
Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA:

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Date of Request: 10.9.2025
Department that currently owns Fixed Asset: Environmental Services
Department you wish to transfer the Asset to: Landscape Services
Fixed Asset Tag Number (If item is not tagged, please put N/A): 03874
Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:
Yazoo Push mower
Make Model Year
SN rubbed off
VIN / Serial Number Color

If the item being transferred is a tool, please provide:
Description of Tool (including brand):
Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA:

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 01727

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Yazoo Push mower

Make	Model	Year
<u>56444</u>		
VIN / Serial Number	Color	

If the item being transferred is a tool, please provide:

<u>Description of Tool (including brand):</u>	
<u>Serial Number (if none, write N/A)</u>	<u>Color</u>

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 01985

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Stihl Blower

Make	Model	Year
<u>2953037716</u>		
VIN / Serial Number	Color	

If the item being transferred is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A)	Color
------------------------------------	-------

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

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Date of Request: 10.9.2025
Department that currently owns Fixed Asset: Environmental Services
Department you wish to transfer the Asset to: Landscape Services
Fixed Asset Tag Number (If item is not tagged, please put N/A): 03864
Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:
Stihl Chainsaw
Make Model Year
292665179 ORange
VIN / Serial Number Color

If the item being transferred is a tool, please provide:
Description of Tool (including brand): _____
Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 04410

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Stihl pole Saw

Make	Model	Year
<u>534724066</u>	<u>Orange</u>	
VIN / Serial Number	Color	

If the item being transferred is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A)	Color
------------------------------------	-------

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 03844

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Stihl Trimmer

Make	Model	Year
<u>296175590</u>	<u>\</u>	<u>ORange</u>
VIN / Serial Number	Color	

If the item being transferred is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A)	Color
------------------------------------	-------

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 03002

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Stihl Weed Eater

Make
SN was rubbed off

Model

Year

Orange

VIN / Serial Number

Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand):

Serial Number (if none, write N/A)

Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA:

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Date of Request: 10.9.2025
Department that currently owns Fixed Asset: Environmental Services
Department you wish to transfer the Asset to: Landscape Services
Fixed Asset Tag Number (If item is not tagged, please put N/A): 03003
Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:
Stihl Weed Eater
Make Model Year
SN rubbed off Orange
VIN / Serial Number Color

If the item being transferred is a tool, please provide:
Description of Tool (including brand):
Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA:

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 03005

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Stihl Weed Eater

Make	Model	Year
<u>2952280253</u>	<u>Orange</u>	
VIN / Serial Number	Color	

If the item being transferred is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A)	Color
_____	_____

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 03007

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Stihl Weed Eater

Make	Model	Year
291051908		Orange
VIN / Serial Number		Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand):	
Serial Number (if none, write N/A)	Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA:

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 01979

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

ExMark Turf Tracer

THP20KAE483

Make

Model

Year

885717

Red

VIN / Serial Number

Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A)

Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 01981

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

ExMark Turf Tracer \ TT5600GKA48380 \

Make	Model	Year
<u>31500767</u>		<u>Red</u>
VIN / Serial Number		Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 03859

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Craftsman Air Compressor \ 921153101

Make	Model	Year
<u>1144114</u>		<u>Red/Black</u>
VIN / Serial Number		Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 03858

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Yazoo Push Mower

Make	Model	Year
SN was rubbed off		
VIN / Serial Number		Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand):
Serial Number (if none, write N/A)
Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA:

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Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 03872

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Yazoo Push Mower

Make
SN was rubbed off

Model

Year

Orange

VIN / Serial Number

Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A)

Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

107 Courthouse Square
Oxford, MS 38655

(p) 662-236-1310
(f) 662-232-2337



THE CITY OF
OXFORD

TRANSFER FORM

PLEASE USE A DIFFERENT FORM FOR EACH ITEM YOU WANT TO TRANSFER. BE SURE
TO PROVIDE AS MUCH INFORMATION AS POSSIBLE ABOUT THE ASSET BEING
TRANSFERRED. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.

Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): 03873

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Yazoo Push Mower

Make
SN was rubbed off

Model

Year

Orange

VIN / Serial Number

Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand): _____

Serial Number (if none, write N/A)

Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

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OXFORD

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TRANSFERRED. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.

Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): NA

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Lazer Z Mower \ LZE801GKA604 \

Make	Model	Year
417212463		
VIN / Serial Number	Red	Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand):

Serial Number (if none, write N/A)	Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA:

107 Courthouse Square
Oxford, MS 38655

(p) 662-236-1310
(f) 662-232-2337



THE CITY OF
OXFORD

TRANSFER FORM

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TO PROVIDE AS MUCH INFORMATION AS POSSIBLE ABOUT THE ASSET BEING
TRANSFERRED. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.

Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): NA

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Lazer Z Mower \ LZE801GKA604 \

Make	Model	Year
<u>416256663</u>		<u>Red</u>
VIN / Serial Number		Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand): _____

_____ \ _____

Serial Number (if none, write N/A)	Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA: _____

107 Courthouse Square
Oxford, MS 38655

(p) 662-236-1310
(f) 662-232-2337



THE CITY OF
OXFORD

TRANSFER FORM

PLEASE USE A DIFFERENT FORM FOR EACH ITEM YOU WANT TO TRANSFER. BE SURE TO PROVIDE AS MUCH INFORMATION AS POSSIBLE ABOUT THE ASSET BEING TRANSFERRED. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.

Date of Request: 10.9.2025

Department that currently owns Fixed Asset: Environmental Services

Department you wish to transfer the Asset to: Landscape Services

Fixed Asset Tag Number (If item is not tagged, please put N/A): NA

Physical Location of Asset: Cemetery

If the item being transferred is a vehicle or a piece of equipment, please provide:

Hoshizaki Ice Maker	KM-350MAJ	
Make	Model	Year
P46860L		Black
VIN / Serial Number		Color

If the item being transferred is a tool, please provide:

Description of Tool (including brand):	
Serial Number (if none, write N/A)	Color

For all other assets, please provide a complete description of the asset to be transferred:

Name of Person Submitting Transfer Request: Amberlyn Liles

Date Approved by BOA:

107 Courthouse Square
Oxford, MS 38655

(p) 662-236-1310
(f) 662-232-2337



THE CITY OF
OXFORD

SURPLUS FORM

**PLEASE USE A DIFFERENT FORM FOR EACH ITEM YOU WANT TO DECLARE SURPLUS.
BE SURE TO PROVIDE AS MUCH INFORMATION AS POSSIBLE ABOUT THE ASSET
BEING SURPLUSSED. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.**

Date of Request: 10/21/25
Department that owns Fixed Asset: Oxford Police Department
Fixed Asset Tag Number (If item is not tagged, please put N/A): _____
Physical Location of Asset: Oxford Police Department

If the item being surplusd is a vehicle or a piece of equipment, please provide:

Safari Land bullet proof panel \ _____
Make Model Year
200000189161/200000189243 \ _____
VIN / Serial Number Color

If the item being surplusd is a tool, please provide:

Description of Tool (including brand): _____
_____ \ _____
Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be surplusd:

2 panels: listed both serial numbers

Name of Person Submitting Surplus Request: Kayla Martin

Date Approved by BOA: _____

**107 Courthouse Square
Oxford, MS 38655**

**(p) 662-236-1310
(f) 662-232-2337**



THE CITY OF
OXFORD

SURPLUS FORM

**PLEASE USE A DIFFERENT FORM FOR EACH ITEM YOU WANT TO DECLARE SURPLUS.
BE SURE TO PROVIDE AS MUCH INFORMATION AS POSSIBLE ABOUT THE ASSET
BEING SURPLUSSED. TURN COMPLETED FORMS IN TO THE CITY CLERK'S OFFICE.**

Date of Request: 10/21/25
Department that owns Fixed Asset: Oxford Police Department
Fixed Asset Tag Number (If item is not tagged, please put N/A): _____
Physical Location of Asset: Oxford Police Department

If the item being surplusd is a vehicle or a piece of equipment, please provide:

Cradlepoint \ IRB1100LPE \
Make Model Year
MM170281900031 \
VIN / Serial Number Color

If the item being surplusd is a tool, please provide:

Description of Tool (including brand): _____
Serial Number (if none, write N/A) Color

For all other assets, please provide a complete description of the asset to be surplusd:

Name of Person Submitting Surplus Request: Kayla Martin

Date Approved by BOA: _____

**107 Courthouse Square
Oxford, MS 38655**

**(p) 662-236-1310
(f) 662-232-2337**

1. Consider water and/or sewer bill adjustments in accordance with Oxford Utilities Leak Adjustment Policy. (Rob Neely)

The Oxford Utilities Billing Supervisor has reviewed the accounts listed in the attached spreadsheet and confirmed that 1) The leaks associated with the referenced accounts meet the criteria of the Board approved leak adjustment policy and 2) The customer did not receive the benefit of the utility service being adjusted. Based on those findings, Oxford Utilities recommends that the board approve the adjustment of the referenced accounts.

WATER/SEWER ADJUSTMENTS | OXFORD UTILITIES

10/02/25 - 10/15/25

TO BE APPROVED: 10/21/25

ACCOUNT NUMBER	CUSTOMER NAME	ADDRESS	WATER ADJUSTMENT	SEWER ADJUSTMENT	ADJUSTMENT TYPE
002017-039339	EBONY SCOTT	100 PRIVATE ROAD 1180	-\$18.02	-\$20.24	INSIDE
202816-015858	CINDY WAMBLE	1014 AUGUSTA DRIVE	-\$80.23	-\$106.67	INSIDE
200932-051007	DENNIS SMITH	1350 ACCESS ROAD APT. E	-\$20.95	-\$27.85	INSIDE
005281-122138	LATASHA CAROTHERS	2005 SWEETBRIAR DRIVE	-\$22.89	-\$25.71	INSIDE
203930-103915	KRISTIE WILLETT	211 SISK AVENUE	-\$86.27	-\$114.70	INSIDE
225437-123265	VIOLA R PRICE	4010 CEDARCREST DRIVE	-\$63.90	-\$84.96	INSIDE
203499-050996	MATTHEW ROBERTS	412 S 9TH STREET APT. 6	-\$113.60	-\$151.04	INSIDE
001634-045366	JANET F CLARK	448 OLIVE BRANCH WAY	-\$141.65	-\$188.33	INSIDE
200726-050312	CONOLY BROOKS	504 S 18TH STREET	-\$101.89	-\$135.46	INSIDE
204543-028427	ANURAG RIJAL	POSTOAK APT. 16	-\$12.78	-\$16.99	INSIDE
003110-020096	WILLIAM RIGGS	132 MULBERRY LANE - LANDSCAPE	-\$104.02	X	LANDSCAPE
205449-026265	THOMAS B HOLMES JR	158 PEYTON CIRCLE - LANDSCAPE	-\$195.25	X	LANDSCAPE
001214-010957	LEIGH BUNDREN	313 WINDSOR DRIVE N - LANDSCAPE	-\$51.48	X	LANDSCAPE
201354-002140	JOHN ORRELL	1409 LAWSON STREET	-\$17.40	-\$45.78	OUTSIDE
225545-105072	LATISHA L HILLIARD	209 SAND HILL DRIVE	-\$77.07	-\$204.38	OUTSIDE
201044-005701	MARGARET BASKERVILLE	2222 MARIE COVE	-\$27.34	-\$72.22	OUTSIDE
001294-112639	JOSEPH A MURPHY	309 WINDSOR DRIVE N	-\$82.01	-\$217.59	OUTSIDE
000397-047661	AMY HARRIS	316 CENTERPOINTE DRIVE	-\$442.20	\$992.81	OUTSIDE
203507-001385	CAROLYN W HIGDON	604 TYLER AVENUE APT. 7	-\$61.77	-\$164.26	OUTSIDE
209296-031882	CHAD RUSSOM	545 COUNTY ROAD 101	-\$23.45	X	WT ONLY
TOTAL:			-\$1,744.17	-\$583.37	



OXFORD

HUMAN RESOURCES

MEMORANDUM

To: Board of Aldermen
Thru: Braxton Tullos, Human Resources Director
From: Greg Pinion, Superintendent, Facilities and Landscape Maintenance
Date: October 21, 2025
Re: Request Approval of Take-Home Vehicle

The City of Oxford's Facilities and Landscape Maintenance department requests approval from the Mayor and Board of Aldermen to allow Landscape Director **Nicholas Matthew** utilize a take-home vehicle.

I recommend approval.

MEMORANDUM

To: Mayor and Board of Alderman of the City of Oxford, Mississippi
From: Sue Hicks Fairbank and W. Michael Russ
Date: October 7, 2025
Subject: Resolution Approving the Issuance of Public Finance Authority Student Housing Revenue Bonds (PRG – Oxford Properties LLC Project) Series 2025

The Public Finance Authority (“PFA”) is proposing to issue its Student Housing Revenue Bonds (PRG – Oxford Properties LLC Project) Series 2025 (the “Bonds”) to finance the construction, equipping, and furnishing of approximately 1,282 beds of new student housing (the “Project”) on the campus of the University of Mississippi (the “University”). The Project will be built on land being ground leased by the University to PRG –Oxford Properties LLC, a Mississippi limited liability company (the “Company”) whose sole member is Provident Resources Group Inc., a nonprofit corporation that is a 501(c)(3) organization. The project is a public-private partnership between the University and the Company and when the Bonds are paid in full, the ground lease will terminate, and the Project will belong to the University.

PFA is a Wisconsin-based national conduit issuer of bonds and PFA is being used as issuer because its governing documents permit issuing bonds with a maturity greater than 30 years which is not permitted by the applicable Mississippi issuer. The Bonds will be “qualified 501(c)(3) bonds” under Section 145 of the Internal Revenue Code of 1986, as amended (the “Code”) and are characterized as “private activity bonds” under the Code. Section 147 of the Code requires that as a condition for issuing tax-exempt private activity bonds, so-called TEFRA approval is required by the issuer of the bonds and if the facilities being financed are located in a different jurisdiction, by the jurisdiction in which the Project is located.

TEFRA approval requires holding a public hearing after public notice is given at least seven days prior to the hearing before the approval is given. PFA will be obtaining TEFRA approval in Madison, Wisconsin, where it is based. Approval by Oxford is being requested as it is the jurisdiction in which the Project will be located. As stated in the approving resolution, “Such approval by the Governing Body [the Mayor and Board of Alderman] does not constitute any representation by the City to the prospective purchasers of the Bonds as to the creditworthiness of the Borrower, or the economic feasibility of the Project, nor does it create, either expressly or by implication, any obligation on the part of the City for the payment of the Bonds or debt service thereon.”

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that during the meeting of the Board of Alderman of the City of Oxford, Mississippi (the “**City**”) at 5:00 p.m. on Tuesday, October 21, 2025, a public hearing, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”) and the provisions of Section 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended (the “**Act**”) and an Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority, dated as of September 28, 2010, will be conducted with respect to the proposed issuance by the Public Finance Authority (the “**Authority**”), a commission organized under and pursuant to the provisions of the Act, of the Authority’s Student Housing Revenue Bonds (PRG – Oxford Properties LLC Project) Series 2025, to be issued in one or more series and in an aggregate principal amount not to exceed \$160,000,000 (the “**Bonds**”). The Public Hearing will be conducted as described below to provide a reasonable opportunity for interested individuals to express their views, orally or in writing, on the proposed issuance of the Bonds and the location and nature of the proposed facilities to be financed. The hearing on behalf of the City is required because the City is the governmental unit having jurisdiction over the area in which the hereinafter defined Project located.

The Bonds are expected to be issued pursuant to Section 66.0304 of the Wisconsin Statutes, as amended, and the proceeds from the sale of the Bonds will be lent to PRG – Oxford Properties LLC (the “**Borrower**”), a Mississippi limited liability company whose sole member is Provident Resources Group Inc., a Georgia nonprofit corporation and an organization described in Code Section 501(c)(3).

The plan of finance is for the proceeds of the Bonds to be lent to the Borrower to (i) refinance and finance all or a portion of the costs of acquiring, constructing, furnishing, and equipping an approximately 1,250-bed student housing facility (the “**Project**”) located on the campus of the University of Mississippi (the “**University**”), (ii) fund interest on the Bonds, (iii) fund a debt service reserve for the Bonds, and (iv) pay the costs of issuing the Bonds. The street address of the Project on the campus of the University is 25 Ridge Loop and 79 Ridge Loop, Oxford, Mississippi 38677. The Project will be owned and operated by the Borrower.

THE BONDS WILL NEVER CONSTITUTE AN INDEBTEDNESS OF OR GENERAL OBLIGATION OF THE CITY OF THE STATE OF MISSISSIPPI BUT WILL BE SPECIAL LIMITED OBLIGATIONS OF THE AUTHORITY PAYABLE SOLELY FROM THE LOAN PAYMENTS TO BE MADE BY THE BORROWER TO THE AUTHORITY AND CERTAIN FUNDS AND ACCOUNTS ESTABLISHED BY THE INDENTURE FOR THE BONDS.

The public hearing will be conducted in the City Hall Court Room located in City Hall at 107 Courthouse Square, Oxford Mississippi 38655. The public hearing will continue for so long as interested persons are expressing their views on the issuance of the Bonds or on the nature or location of the Project proposed to be financed, following which time the public hearing will be closed.

**RESOLUTION OF THE MAYOR AND BOARD OF
ALDERMAN OF THE CITY OF OXFORD, MISSISSIPPI
APPROVING THE ISSUANCE OF PUBLIC FINANCE
AUTHORITY STUDENT HOUSING REVENUE BONDS
(PRG – OXFORD PROPERTIES LLC PROJECT) SERIES
2025 IN AN AGGREGATE PRINCIPAL AMOUNT NOT
EXCEEDING \$160,000,000 FOR THE PURPOSE OF
FINANCING THE CONSTRUCTION OF AN
APPROXIMATELY 1,282-BED STUDENT HOUSING
FACILITY ON THE CAMPUS OF THE UNIVERSITY OF
MISSISSIPPI AND FOR RELATED PURPOSES.**

WHEREAS, after at least seven days' notice published on the website of the City of Oxford, Mississippi (the "**City**"), and published in *The Oxford Eagle*, a newspaper of general circulation in the City, a public hearing was held during the meeting of the Mayor and Board of Alderman of the City (the "**Governing Body**") on October 21, 2025 at 5:00 p.m., concerning the proposed issuance by the Public Finance Authority, a national bond issuing commission based in Wisconsin (the "**Authority**"), of its Student Housing Revenue Bonds (PRG – Oxford Properties LLC Project) Series 2025 (the "**Bonds**"), in a maximum aggregate face amount of \$160,000,000; and

WHEREAS, the proceeds of the sale of the proposed Bonds, when and if issued, are to be used to (i) refinance and finance all or a portion of the costs of acquiring, constructing, furnishing, and equipping an approximately 1,282-bed student housing facility (the "**Project**") located on the campus of the University of Mississippi (the "**University**"), (ii) fund interest on the Bonds, (iii) fund a debt service reserve for the Bonds, and (iv) pay the costs of issuing the Bonds with the street address of the Project on the campus of the University being 25 Ridge Loop and 79 Ridge Loop, Oxford, Mississippi 38677; and

WHEREAS, the Project will be owned and operated by PRG – Properties LLC (the "**Borrower**"), a Mississippi limited liability company whose sole member is Provident Resources Group Inc., a Georgia nonprofit corporation; and

WHEREAS, the proposed Bonds, when and if issued, will not constitute a debt or general obligation of the State of Mississippi or the City, but shall constitute limited obligations of the Authority, payable solely from funds paid by the Borrower and secured by collateral furnished or caused to be furnished by the Borrower; and

WHEREAS, the purposes of this approval are to (i) satisfy the public approval requirement of Section 147(f) of the Internal Revenue Code of 1986, as amended (the "**Code**") in order to qualify the interest on the Bonds for exclusion from the gross income of the owners thereof for federal income tax purposes pursuant to the applicable provisions of the Code, and (ii) comply with the requirements of the Authority; and

WHEREAS, the location of the Project is entirely within the City, and the Governing Body constitutes the elected legislative body of the City and is a proper body for granting the necessary public approval; and

WHEREAS, the Authority has requested that the Governing Body approve the issuance of the Bonds for the purposes stated above, the nature and location of the Project, and the plan of financing for the Project with the Bonds; and

WHEREAS, the Governing Body finds and determines that it is in the public interest of the City to grant such approval.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Alderman of the City of Oxford, Mississippi as follows:

SECTION 1. The issuance of the Bonds by the Authority for the benefit of the Borrower in a maximum aggregate face amount of \$160,000,000 for the above-described purposes, the nature and location of the Project, and financing for the Project, described above, are hereby approved (i) for purposes of Section 147(f) of the Code and (ii) the requirements of the Authority.

SECTION 2. Such approval by the Governing Body does not constitute any representation by the City to the prospective purchasers of the Bonds as to the creditworthiness of the Borrower, or the economic feasibility of the Project, nor does it create, either expressly or by implication, any obligation on the part of the City for the payment of the Bonds or debt service thereon, such Bonds and debt service thereon being payable solely from the sources described above.

SECTION 3. This Resolution shall take effect immediately upon its adoption.

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

Alderman Erin Smith voted:	_____
Alderman Mark Hulse voted:	_____
Alderman Brian Hyneman voted:	_____
Alderman Kesha Howell Atkinson voted:	_____
Alderman Preston E. Taylor voted:	_____
Alderman Jason Bailey voted:	_____
Alderman Mary Martha Crowe voted:	_____

The motion having received the affirmative vote of a majority of the members of the Governing Body present, being a quorum of said Governing Body, the Mayor declared the motion carried and the resolution adopted this the 21st day of October, 2025.

(SEAL)

CITY OF OXFORD, MISSISSIPPI

By _____
Mayor

Attest:

City Clerk

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that during the meeting of the Board of Alderman of the City of Oxford, Mississippi (the “**City**”) at 5:00 p.m. on Tuesday, October 21, 2025, a public hearing, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”) and the provisions of Section 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended (the “**Act**”) and an Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority, dated as of September 28, 2010, will be conducted with respect to the proposed issuance by the Public Finance Authority (the “**Authority**”), a commission organized under and pursuant to the provisions of the Act, of the Authority’s Student Housing Revenue Bonds (PRG – Oxford Properties LLC Project) Series 2025, to be issued in one or more series and in an aggregate principal amount not to exceed \$160,000,000 (the “**Bonds**”). The Public Hearing will be conducted as described below to provide a reasonable opportunity for interested individuals to express their views, orally or in writing, on the proposed issuance of the Bonds and the location and nature of the proposed facilities to be financed. The hearing on behalf of the City is required because the City is the governmental unit having jurisdiction over the area in which the hereinafter defined Project located.

The Bonds are expected to be issued pursuant to Section 66.0304 of the Wisconsin Statutes, as amended, and the proceeds from the sale of the Bonds will be lent to PRG – Oxford Properties LLC (the “**Borrower**”), a Mississippi limited liability company whose sole member is Provident Resources Group Inc., a Georgia nonprofit corporation and an organization described in Code Section 501(c)(3).

The plan of finance is for the proceeds of the Bonds to be lent to the Borrower to (i) refinance and finance all or a portion of the costs of acquiring, constructing, furnishing, and equipping an approximately 1,250-bed student housing facility (the “**Project**”) located on the campus of the University of Mississippi (the “**University**”), (ii) fund interest on the Bonds, (iii) fund a debt service reserve for the Bonds, and (iv) pay the costs of issuing the Bonds. The street address of the Project on the campus of the University is 25 Ridge Loop and 79 Ridge Loop, Oxford, Mississippi 38677. The Project will be owned and operated by the Borrower.

THE BONDS WILL NEVER CONSTITUTE AN INDEBTEDNESS OF OR GENERAL OBLIGATION OF THE CITY OF THE STATE OF MISSISSIPPI BUT WILL BE SPECIAL LIMITED OBLIGATIONS OF THE AUTHORITY PAYABLE SOLELY FROM THE LOAN PAYMENTS TO BE MADE BY THE BORROWER TO THE AUTHORITY AND CERTAIN FUNDS AND ACCOUNTS ESTABLISHED BY THE INDENTURE FOR THE BONDS.

The public hearing will be conducted in the City Hall Court Room located in City Hall at 107 Courthouse Square, Oxford Mississippi 38655. The public hearing will continue for so long as interested persons are expressing their views on the issuance of the Bonds or on the nature or location of the Project proposed to be financed, following which time the public hearing will be closed.

Publisher's Certificate of Publication

STATE OF MISSISSIPPI COUNTY OF LAFAYETTE

Rebecca Alexander, being duly sworn, on oath says she is and during all times herein stated has been an employee of The Oxford Newsmedia publisher and printer of the The Oxford Eagle (the "Newspaper"), has full knowledge of the facts herein stated as follows:

1. The Newspaper printed the copy of the matter attached hereto (the "Notice") was copied from the columns of the Newspaper and was printed and published in the English language on the following days and dates:

10/15/25

2. The sum charged by the Newspaper for said publication is the actual lowest classified rate paid by commercial customer for an advertisement of similar size and frequency in the same newspaper in which the Notice was published.

3. There are no agreements between the Newspaper, publisher, manager or printer and the officer or attorney charged with the duty of placing the attached legal advertising notice whereby any advantage, gain or profit accrued to said officer or attorney



Rebecca Alexander, Publisher

Subscribed and sworn to before me this
15th Day of October, 2025



Shandale Goodman, Notary Public
State of Mississippi
My commission expires 07-30-2026

Account # 180251
Ad # 2057779

BUTLER SNOW LLP
PO BOX 6010
RIDGELAND MS 39158

PUBLIC NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that during the meeting of the Board of Alderman of the City of Oxford, Mississippi (the "City") at 5:00 p.m. on Tuesday, October 21, 2025, a public hearing, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code") and the provisions of Section 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended (the "Act") and an Amended and Restated Joint Exercise of Powers Agreement Relating to the Public Finance Authority, dated as of September 28, 2010, will be conducted with respect to the proposed issuance by the Public Finance Authority (the "Authority"), a commission organized under and pursuant to the provisions of the Act, of the Authority's Student Housing Revenue Bonds (PRG – Oxford Properties LLC Project) Series 2025, to be issued in one or more series and in an aggregate principal amount not to exceed \$160,000,000 (the "Bonds"). The Public Hearing will be conducted as described below to provide a reasonable opportunity for interested individuals to express their views, orally or in writing, on the proposed issuance of the Bonds and the location and nature of the proposed facilities to be financed. The hearing on behalf of the City is required because the City is the governmental unit having jurisdiction over the area in which the hereinafter defined Project located.

The Bonds are expected to be issued pursuant to Section 66.0304 of the Wisconsin Statutes, as amended, and the proceeds from the sale of the Bonds will be lent to PRG – Oxford Properties LLC (the "Borrower"), a Mississippi limited liability company whose sole member is Provident Resources Group Inc., a Georgia nonprofit corporation and an organization described in Code Section 501(c)(3).

The plan of finance is for the proceeds of the Bonds to be lent to the Borrower to (i) refinance and finance all or a portion of the costs of acquiring, constructing, furnishing, and equipping an approximately 1,250-bed student housing facility (the "Project") located on the campus of the University of Mississippi (the "University"), (ii) fund interest on the Bonds, (iii) fund a debt service reserve for the Bonds, and (iv) pay the costs of issuing the Bonds. The street address of the Project on the campus of the University is 25 Ridge Loop

and 79 Ridge Loop, Oxford, Mississippi 38677. The Project will be owned and operated by the Borrower.

THE BONDS WILL NEVER CONSTITUTE AN INDEBTEDNESS OF OR GENERAL OBLIGATION OF THE CITY OF THE STATE OF MISSISSIPPI BUT WILL BE SPECIAL LIMITED OBLIGATIONS OF THE AUTHORITY PAYABLE SOLELY FROM THE LOAN PAYMENTS TO BE MADE BY THE BORROWER TO THE AUTHORITY AND CERTAIN FUNDS AND ACCOUNTS ESTABLISHED BY THE INDENTURE FOR THE BONDS.

The public hearing will be conducted in the City Hall Court Room located in City Hall at 107 Courthouse Square, Oxford Mississippi 38655. The public hearing will continue for so long as interested persons are expressing their views on the issuance of the Bonds or on the nature or location of the Project proposed to be financed, following which time the public hearing will be closed.

Oxford Eagle:
Oct. 15, 2025
HEARING 10.21.25

There came on for consideration the matter of the issuance of tax increment financing bonds of the City of Oxford, Mississippi, and after a discussion of the subject matter, Alderman _____ offered and moved the adoption of the following resolution:

RESOLUTION AUTHORIZING AND DIRECTING THE ISSUANCE OF NOT TO EXCEED SEVEN MILLION ONE HUNDRED EIGHTY THOUSAND DOLLARS (\$7,180,000) TAX INCREMENT FINANCING BONDS (OXFORD COMMONS PROJECT, PHASE II), SERIES 2025 OF THE CITY OF OXFORD, MISSISSIPPI; PRESCRIBING THE FORM AND DETAILS OF SAID BONDS; DIRECTING THE PREPARATION, EXECUTION AND DELIVERY OF SAID BONDS; AUTHORIZING THE NEGOTIATED SALE AND PRIVATE PLACEMENT OF SAID BONDS; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A PRIVATE PLACEMENT AGREEMENT AND TAX PLEDGE AND SECURITY AGREEMENT IN CONNECTION WITH THE SALE AND ISSUANCE OF SAID BONDS; AUTHORIZING PROPER OFFICERS TO DO ALL THINGS DEEMED NECESSARY OR ADVISABLE IN CONNECTION WITH THE SALE AND ISSUANCE OF SAID BONDS; AND FOR RELATED PURPOSES.

WHEREAS, the Mayor and Board of Aldermen of the City of Oxford, Mississippi (the "Governing Body"), acting for and on behalf of the City of Oxford, Mississippi (the "City"), is authorized by the provisions of Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Act"), to undertake redevelopment projects, including, but not limited to, the acquisition of project areas within the City, the removal of existing buildings and other improvements upon such project areas, the installation, construction or reconstruction of streets, utilities and site improvements on such project areas and/or preparatory work incidental thereto in order to encourage private redevelopment within the City; and

WHEREAS, the Governing Body, acting for and on behalf of the City, is also authorized by the Act to issue tax increment financing bonds to finance such redevelopment projects; and

WHEREAS, Oxford Commons Improvements, LLC (the "Developer") has requested that the City issue its tax increment financing bonds, in one or more series, in a principal amount not to exceed Eleven Million Dollars (\$11,000,000), in order to make certain infrastructure improvements to facilitate the development of a project known as "Oxford Commons," a residential, commercial, and mixed-use development (the "Project") located on approximately six hundred (600) acres within the city limits of the City (the "TIF District"); and

WHEREAS, the infrastructure improvements to be constructed in connection with the Project shall include, but are not limited to, the installation, rehabilitation and/or relocation of utilities such as water, electrical, and sanitary sewer; construction, renovation, or rehabilitation of drainage improvements, roadways, curbs and gutters, sidewalks, multi-use paths, landscaping of rights-of-way; signalization; signage; related architectural/engineering fees, attorney's fees, issuance costs, and other related soft costs, including, but not limited to, a debt service reserve fund, if required (collectively, the "Infrastructure Improvements") which Infrastructure

Improvements may be constructed or installed within the TIF District or land adjacent to and serving the TIF District; and

WHEREAS, the Project is a project of major economic significance within the City and qualifies as a project eligible for tax increment financing as set forth in the Act, and participation on the part of the City is necessary and would be in the public interest and in the best interests of the public health, safety, morals, and welfare of the City; and

WHEREAS, on June 4, 2018, the Board of Supervisors (the "Board of Supervisors") of Lafayette County, Mississippi (the "County") adopted a resolution declaring its intention to enter into an interlocal cooperation agreement with the City pursuant to the Act and Sections 17-13-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Interlocal Act") pursuant to which the County agreed to pledge certain taxes to be derived from the Project for the payment of a portion of the debt service on such tax increment financing bonds, when and if issued; and

WHEREAS, on June 5, 2018, the Governing Body adopted a resolution declaring its intention to issue such tax increment financing bonds for the purpose of providing financing for the Infrastructure Improvements; and

WHEREAS, on September 17, 2018, the Board of Supervisors adopted a resolution setting a public hearing to consider the approval of a *Tax Increment Financing Plan for Oxford Commons, City of Oxford, Mississippi, August 2018* (the "TIF Plan"), in connection with the Project, the issuance of such tax increment financing bonds, the financing of the Infrastructure Improvements and the compliance with the Act by the City and the County; and

WHEREAS, on September 18, 2018, the Governing Body adopted a resolution setting a public hearing to consider the approval of the TIF Plan, the issuance of such tax increment financing bonds, the financing of the Infrastructure Improvements and the compliance with the Act by the City and the County; and

WHEREAS, on October 1, 2018, after due notice and a public hearing in connection therewith, the Board of Supervisors adopted a resolution approving the TIF Plan and an Interlocal Cooperation Agreement, by and between the City and the County (the "Interlocal Agreement"), as authorized by the Act and the Interlocal Act; and

WHEREAS, on October 2, 2018, after due notice and a public hearing in connection therewith, the Governing Body adopted a resolution approving the TIF Plan and the Interlocal Agreement, as authorized by the Act and the Interlocal Act; and

WHEREAS, on December 18, 2018, the Governing Body adopted a resolution approving the form of and authorizing the execution and delivery of a Development and Reimbursement Agreement by and between the City and the Developer (the "Development Agreement"), setting forth the agreement of the City and the Developer in connection with the (i) the construction and installation of the Project, (ii) the construction and installation of the Infrastructure Improvements by the Developer; and (c) the reimbursement of the Developer for a portion of the Developer's expenditures in connection with the construction and installation of

the Infrastructure Improvements from the sale and issuance of tax increment financing bonds of the City, from time to time; and

WHEREAS, the sale and issuance of tax increment financing bonds for the purpose of providing funds to finance a portion of the Infrastructure Improvements will result in a substantial public benefit to the citizens of the City; and

WHEREAS, pursuant to the Act, the Interlocal Act and the Interlocal Agreement, in order to secure the repayment of any tax increment financing bonds issued pursuant to the Development Agreement, (a) the City agreed to pledge all of the tax revenues derived from the City's ad valorem tax levies on the "captured assessed value" (as defined in the Act) of the real and personal property comprising the TIF District (the "City's Ad Valorem Tax Increment"), and the City's portion of the sales tax generated from the Project, excluding therefrom the City's special Food, Beverage and Hotel Tax and Tourism Tax (the "City's Sales Tax Increment" and together with the City's Ad Valorem Tax Increment, the "City's Tax Increment") and (b) the County agreed to pledge all of the tax revenues derived from the County's ad valorem tax levies on the "captured assessed value" (as defined in the Act) of the real and personal property comprising the TIF District (the "County's Tax Increment" and together with the City's Tax Increment, the "Tax Increment"); provided, however, that any tax increment financing bonds to be issued were to be sized based upon seventy-five percent (75%) of the actual Tax Increment taking into account any agreed upon coverage ratio and other costs in connection with the sale and issuance of such tax increment financing bonds; and

WHEREAS, as authorized by a resolution of the Governing Body adopted on June 4, 2019 (the "2019 Bond Resolution"), the City issued its \$3,820,000 Tax Increment Financing Bonds (Oxford Commons Project), Series 2019 (the "Series 2019 Bonds") on October 17, 2019, for the purpose of providing financing for a portion of the costs of the Infrastructure Improvements; and

WHEREAS, the City is ready to proceed with the sale and issuance of an additional series of tax exempt tax increment financing bonds in connection with the Project to be designated as the City of Oxford, Mississippi Tax Increment Financing Bonds (Oxford Commons Project, Phase II), Series 2025 (the "Series 2025 Bonds") in an aggregate principal amount not to exceed Seven Million One Hundred Eighty Thousand Dollars (\$7,180,000); and

WHEREAS, the Series 2019 Bonds and the Series 2025 Bonds will not exceed the total aggregate principal amount of Eleven Million Dollars (\$11,000,000); and

WHEREAS, the Act authorizes the Governing Body to provide for the sale of the Series 2025 Bonds at public or private sale (which sale shall be on such terms and in such manner as the Governing Body shall determine to be in the City's best interest); and

WHEREAS, the Series 2025 Bonds will be privately placed with a bank or banks or other financial institution approved by the City (the "Purchaser") by Raymond James & Associates, Inc., as placement agent (the "Placement Agent"), pursuant to the terms and provisions of a Private Placement Agreement (the "Private Placement Agreement"), by and the Placement Agent and the City; and

WHEREAS, in order to further secure the Series 2025 Bonds, the City and the County will enter into a Tax Pledge and Security Agreement (the "Pledge Agreement") pursuant to which the County will pledge to the City for the payment of a portion of the principal and interest on the Series 2025 Bonds and the funding of the reserve fund requirement, the County's Tax Increment; and

WHEREAS, the Series 2025 Bonds shall be limited obligations of the City payable solely from the Tax Increment and amounts held by the City and the County for payment of the Series 2025 Bonds pursuant to the Interlocal Agreement, the Pledge Agreement, the 2019 Bond Resolution and this Bond Resolution (as defined herein) and are not general obligations of the City or the County and neither the full faith and credit of the City or the County nor the full faith or credit of the State of Mississippi or any political subdivision thereof is pledged to the payment of the Series 2025 Bonds; and

WHEREAS, there have been presented to the Governing Body at this meeting the forms of the following documents:

(a) the Private Placement Agreement providing for the private placement of the Series 2025 Bonds by the Placement Agent,

(b) the Pledge Agreement,

(c) a form of requisition (the "Form of Requisition") in connection with the requisition of the proceeds of the Series 2025 Bonds, and

(d) Requisition No. 1 of the Developer to the City requesting reimbursement for costs of the Infrastructure Improvements; and

WHEREAS, said documents are in appropriate form and are appropriate documents for the purposes identified; and

WHEREAS, it is proposed that the Governing Body shall take all such additional actions and authorize such other actions and proceedings as shall be necessary in connection with the sale and issuance of the Series 2025 Bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY, ACTING FOR AND ON BEHALF OF THE CITY, AS FOLLOWS:

SECTION 1. The recitals contained in this Bond Resolution are incorporated herein as findings.

SECTION 2. This Bond Resolution is adopted pursuant to the Act and the Constitution of the State of Mississippi (the "State").

SECTION 3. In addition to any words and terms elsewhere defined herein, the following words and terms shall have the following meanings, unless some other meaning is plainly intended:

"Act" shall mean Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented.

"Bond Counsel" shall mean Butler Snow LLP, Ridgeland, Mississippi.

"Bond Resolution" shall mean this resolution authorizing and directing the issuance of the Series 2025 Bonds.

"Bond Year" shall mean the one-year period beginning on the day after the expiration of the preceding Bond Year. The first Bond Year shall begin on the date of issue of the Series 2025 Bonds and shall end on the date selected by the City, with the consent of the Registered Owner, provided that such Bond Year shall not exceed one calendar year. The last Bond Year shall end on the date of retirement of the last Series 2025 Bond.

"Business Day" shall mean any day other than (a) a Saturday, (b) a Sunday, (c) any other day on which banking institutions in New York, New York or Oxford, Mississippi, are authorized or required not to be open for the transaction of regular banking business, (d) any day the City Hall in Oxford, Mississippi is closed, or (e) a day on which the New York Stock Exchange is closed.

"City" shall mean the City of Oxford, Mississippi.

"City Clerk" shall mean the City Clerk of the City.

"City Counsel" shall mean Mayo Mallette PLLC, Oxford, Mississippi.

"City's Ad Valorem Tax Increment" shall mean the City's tax revenues derived from the City's ad valorem tax levies on the captured assessed value, as such term is defined in the Act, of the real and personal property comprising the TIF District.

"City's Sales Tax Increment" shall mean the City's portion of the sales tax generated from the Project, excluding therefrom the City's special Food, Beverage and Hotel Tax and Tourism Tax.

"City's Tax Increment" shall mean together the City's Ad Valorem Tax Increment and the City's Sales Tax Increment.

"Closing" shall mean the date of the delivery of the Series 2025 Bonds.

"Code" shall mean the Internal Revenue Code of 1986, as amended, supplemented or superseded and the Regulations promulgated thereunder.

"Continuing Disclosure Certificate" shall mean the certificate setting out the City's agreement in compliance with SEC Rule 15c2-12 to provide continuing disclosure in connection with the Series 2025 Bonds, if required.

"County" shall mean Lafayette County, Mississippi.

"County's Tax Increment" shall mean the tax revenues derived from the County's ad valorem tax levies on the captured assessed value, as such term is defined in the Act, of the real and personal property comprising the TIF District

"Developer" shall mean Oxford Commons Improvements, LLC, a Mississippi limited liability company.

"Development Agreement" shall mean the Development and Reimbursement Agreement, dated December 18, 2018, by and between the City and the Developer, providing for the construction and installation of the Project, the construction and installation of the Infrastructure Improvements and the issuance from time to time of the TIF Bonds.

"DTC" shall mean The Depository Trust Company, New York, New York.

"Governing Body" shall mean the Mayor and Board of Aldermen of the City.

"Infrastructure Improvements" shall mean the infrastructure improvements to be constructed in connection with the Project on land within the TIF District or land adjacent to and serving the TIF District and shall include, but are not limited to, the installation, rehabilitation and/or relocation of utilities such as water, electrical, and sanitary sewer; construction, renovation, or rehabilitation of drainage improvements, roadways, curbs and gutters, sidewalks, multi-use paths, landscaping of rights-of-way; signalization; signage; related architectural/engineering fees, attorney's fees, issuance costs, and other related soft costs, including, but not limited to, a debt service reserve fund, if required.

"Interlocal Agreement" shall mean the Interlocal Cooperation Agreement, by and between the City and the County, dated as of January 1, 2019, providing for the pledge of the Tax Increment to secure the payment of the debt service on the TIF Bonds.

"Mayor" shall mean the Mayor of the City.

"Municipal Advisor" shall mean Government Consultants, Inc., Madison, Mississippi, the Independent Registered Municipal Advisor to the City in connection with the sale and issuance of the Series 2025 Bonds.

"Paying and Transfer Agent" shall mean the City Clerk of the City or any bank, trust company or other financial institution designated by the Governing Body to make payments of the principal of and interest on the Series 2025 Bonds, and to serve as registrar and transfer agent for the registration of owners of the Series 2025 Bonds, and for the performance of other duties as may be specified by the Governing Body. The initial Paying and Transfer Agent shall be Hancock Whitney Bank, Ridgeland, Mississippi.

"Payment Date" shall mean any date on which interest is payable on the Series 2025 Bonds.

"Person" shall mean an individual, partnership, corporation, limited liability company, trust or unincorporated organization and a government or agency or political subdivision thereof.

"Placement Agent" shall mean Raymond James & Associates, Inc., Memphis, Tennessee.

"Pledge Agreement" shall mean the Tax Pledge and Security Agreement, by and between the City and the County, pursuant to which the County will pledge to the City for the payment of a portion of the principal and interest on the Series 2025 Bonds and the funding of the reserve fund requirement, the County's Tax Increment.

"Private Placement Agreement" shall mean the Private Placement Agreement between the City and the Placement Agent providing for the sale of the Series 2025 Bonds, a copy of which is attached hereto as Exhibit A.

"Project" shall mean a residential, commercial, and mixed-use development known as "Oxford Commons" and located in the TIF District.

"Purchaser" shall mean a bank or banks or other financial institution approved by the City as purchaser of the Series 2025 Bonds.

"Registered Owner" shall mean the person whose name shall appear in the Registration Records.

"Registration Records" shall mean the records maintained by the Paying Agent on behalf of the City for the registration and transfer of the Series 2025 Bonds.

"Securities Depository" shall mean The Depository Trust Company and any substitute for or successor to such securities depository selected by the City to act as the securities depository maintaining a book-entry transfer system for the Series 2025 Bonds.

"Securities Depository Nominee" shall mean the Securities Depository or the nominee of such Securities Depository in whose name there shall be registered on the Registration Records the Series 2025 Bonds to be delivered to such Securities Depository during the continuation with such Securities Depository of participation in its book-entry system.

"Series 2019 Bonds" shall mean the \$3,820,000 City of Oxford, Mississippi Tax Increment Financing Bonds (Oxford Commons Project), Series 2019, dated October 17, 2019.

"Series 2025 Bonds" shall mean the Tax Increment Financing Bonds (Oxford Commons Project, Phase II), Series 2025, of the City in the aggregate principal amount of not to exceed \$7,180,000, to be dated the date of delivery thereof.

"State" shall mean the State of Mississippi and its agencies.

"Tax Increment" shall mean together the City's Tax Increment and the County's Tax Increment.

"TIF Bonds" shall mean collectively the Series 2019 Bonds and the Series 2025 Bonds.

"TIF District" shall mean the area comprised of approximately 600 acres within the City on which the Project is located.

"TIF Fund" shall mean the Tax Increment Fund, Oxford Commons Project created pursuant to the 2019 Bond Resolution.

"TIF Plan" shall mean the Tax Increment Financing Plan for Oxford Commons, City of Oxford, Mississippi, August 2018, approved by the City on October 2, 2018, and by the County on October 1, 2018.

"2019 Bond Fund" shall mean the Tax Increment Bond Fund, Oxford Commons Project, created pursuant to the 2019 Bond Resolution.

"2019 Bond Resolution" shall mean the resolution adopted by the Governing Body on June 4, 2019, authorizing and directing the issuance of the Series 2019 Bonds.

"2019 Reserve Fund" shall mean the Tax Increment Reserve Fund, Oxford Commons Project, created pursuant to the 2019 Bond Resolution.

"2025 Bond Fund" shall mean the Tax Increment Bond Fund, Oxford Commons Project, Phase II, Series 2025 created in Section 19 hereof.

"2025 Project Fund" shall mean the Tax Increment Project Fund, Oxford Commons Project, Phase II, Series 2025 created in Section 22 hereof.

"2025 Reserve Fund" shall mean the Tax Increment Reserve Fund, Oxford Commons Project, Phase II, Series 2025 created in Section 21 hereof.

"2025 Reserve Fund Requirement" shall mean the lesser of the following: (i) the maximum amount of principal and interest becoming due in the current or any future Bond Year, on all Series 2025 Bonds then outstanding; (ii) 125% of average annual debt service on the Series 2025 Bonds; or (iii) 10% of the stated principal amount of the Series 2025 Bonds, or if the Series 2025 Bonds have more than a de minimis amount (as defined in Section 1.148-1(b) of the Treasury Regulations) of original issue discount or premium, 10% of the issue price (as defined in Section 1.148-1(b) of the Treasury Regulations) of the Series 2025 Bonds); provided, however, that if the amount of the 2025 Reserve Fund Requirement should at any time equal an amount in excess of the lesser of (i), (ii) and (iii) above, the funds held in the 2025 Reserve Fund will not be invested at a yield in excess of the yield on the Series 2025 Bonds. The 2025 Reserve Fund Requirement will be funded from the proceeds of the Series 2025 Bonds and shall be determined at the time of the sale of the Series 2025 Bonds.

SECTION 4. Proceeding under the authority of the Act, there shall be and there are hereby authorized and directed to be issued Tax Increment Financing Bonds (Oxford Commons Project, Phase II), Series 2025 of the City in a total aggregate principal amount of not to exceed Seven Million One Hundred Eighty Thousand Dollars (\$7,180,000).

SECTION 5. In consideration of the purchase and acceptance of any and all of the Series 2025 Bonds by the Registered Owners thereof, this Bond Resolution shall constitute a contract between the City and the Registered Owners from time to time of the Series 2025 Bonds. The pledge made herein, and the covenants and agreements herein set forth to be performed on behalf of the City shall be for the equal benefit, protection and security of the

Registered Owners of any and all of the Series 2025 Bonds, all of which, regardless of the time or times of their authentication and delivery or maturity, shall be of equal rank without preference, priority or distinction. Pursuant to the Act, the Series 2025 Bonds shall be limited obligations of the City payable solely from the Tax Increment and amounts held by the City and the County for payment of the Series 2025 Bonds pursuant to the Interlocal Agreement, this Bond Resolution and the 2019 Bond Resolution. The Series 2025 Bonds are not general obligations of the City or the County and neither the full faith and credit of the City or the County nor the full faith or credit of the State or any political subdivision thereof is pledged to the payment of the Series 2025 Bonds. The Series 2025 Bonds satisfy the requirements of Additional Bonds (as defined in the 2019 Bond Resolution) and are being issued on parity with the Series 2019 Bonds.

For the purposes of effectuating and providing for the payment of the principal of and interest on the Series 2025 Bonds, as the same shall respectively mature and accrue, there shall be and is hereby irrevocably pledged:

(a) the avails of the Tax Increment resulting from the (1) taxation by the City of the "captured assessed value" (as such term is defined in Section 21-45-21 of the Act) of the real and personal property comprising the TIF District and the City's portion of the sales tax generated from the Project, excluding therefrom the City's special Food, Beverage and Hotel Tax and Tourism Tax, and (2) taxation by the County of the captured assessed value of the real and personal property comprising the TIF District, all in accordance with the Interlocal Agreement, which shall be that portion of the Tax Increment necessary and sufficient to pay the principal of and interest on the Series 2025 Bonds, the deficiency in the 2025 Reserve Fund, if any, and the fees and expenses of the Paying and Transfer Agent; and

(b) the amounts held on behalf of the City and the County in the funds and accounts established hereunder and under the 2019 Bond Resolution and the Interlocal Agreement in connection with the TIF Bonds and any project fund, bond fund and/or reserve fund designated for the TIF Bonds and any investment earnings thereon.

Should there be a failure in any year to comply with the requirements of this Section 5, such failure shall not impair the right of the Registered Owners of any of the Series 2025 Bonds to subsequently receive payments of principal of and interest on the Series 2025 Bonds from the avails of the Tax Increment and from amounts in the funds and accounts established under this Bond Resolution, the 2019 Bond Resolution and the Interlocal Agreement and referenced in subsection (b) above.

SECTION 6. Due to the complexity of structuring the Series 2025 Bonds and prevailing market conditions, the Series 2025 Bonds shall be sold to the Purchaser at private sale pursuant to the terms and provisions of the Private Placement Agreement. The Mayor, acting for and on behalf of the City, is hereby authorized and directed to negotiate with the Placement Agent for the sale of the Series 2025 Bonds and to make all final determinations necessary in connection with the Series 2025 Bonds including, but not limited to, the final principal amount of the Series 2025 Bonds, the maturity schedule relating to the Series 2025 Bonds, the redemption terms of the Series 2025 Bonds, the dated date and payment dates of the Series 2025 Bonds, the interest rate or rates to be borne by the Series 2025 Bonds, the price to be paid for the Series 2025 Bonds,

and any transfer restrictions on the Series 2025 Bonds, subject to the provisions of the Act and this Bond Resolution. The Mayor is hereby authorized to execute and deliver, on behalf of the City, any commitment from the Purchaser offering to purchase the Series 2025 Bonds provided that the terms thereof do not conflict with the terms and provisions of this Bond Resolution.

SECTION 7. The Series 2025 Bonds shall be dated their date of delivery and shall bear interest from said date at the rates per annum to be set forth in the Private Placement Agreement; provided, however, that the Series 2025 Bonds shall not bear a greater overall maximum interest rate to maturity than eleven percent (11%) per annum as allowed by the Act. The Series 2025 Bonds shall be payable as to principal in the years and in the principal amounts to be set forth in the Private Placement Agreement and shall mature no more than fifteen (15) years from their date of issuance. The Series 2025 Bonds shall be payable as to interest on the dates as set forth in the Private Placement Agreement.

SECTION 8. The Series 2025 Bonds shall be issued as fully registered bonds in authorized denominations of at least \$100,000 and integral multiples of \$1,000 in excess thereof and shall be numbered separately from R-1 upwards without regard to maturity. If the Series 2025 Bonds are held through a book-entry system as provided in Section 11 hereof, one fully registered Series 2025 Bond will be issued for each separate maturity of the Series 2025 Bonds and will be deposited with the Securities Depository.

SECTION 9. The Series 2025 Bonds may be subject to redemption prior to their respective maturities as provided in the Private Placement Agreement, which redemption provisions shall be finalized and agreed to by the Mayor on the date the Private Placement Agreement is executed and delivered by the City.

SECTION 10. The principal of the Series 2025 Bonds shall be payable in lawful money of the United States of America upon presentation and surrender thereof (except in the case of sinking fund redemption payments) as the same shall become due at the corporate trust office of the Paying and Transfer Agent in Ridgeland, Mississippi. Interest will be payable by check or draft drawn upon the Paying and Transfer Agent, made payable to the Registered Owner named in, and mailed to the address of the Registered Owner as it shall appear on the registration books of the City for the Series 2025 Bonds as of the close of business on the date which shall be the fifteenth (15th) day (whether or not a business day) of the calendar month next preceding each Payment Date, which registration books shall be kept and maintained by the Paying and Transfer Agent, or at the written election of a Registered Owner of \$1,000,000 or more in aggregate principal amount of Series 2025 Bonds delivered to the Paying and Transfer Agent at least one business day prior to the record date for which such election will be effective, by wire transfer to such Registered Owner.

SECTION 11. (a) Notwithstanding anything to the contrary in this Bond Resolution, if the Series 2025 Bonds are being held under a book-entry system, transfers of beneficial ownership of the Series 2025 Bonds will be carried out pursuant to rules and procedures established by the Securities Depository.

(b) As long as a book-entry system is in effect for the Series 2025 Bonds, the Securities Depository Nominee will be recognized as the Registered Owner of the Series 2025

Bonds for the purpose of (1) paying the principal of or interest on such Series 2025 Bonds, (2) giving any notice permitted or required to be given to Registered Owners of the Series 2025 Bonds under this Bond Resolution, (3) registering the transfer of such Series 2025 Bonds, and (4) requesting any consent or other action to be taken by the Registered Owners of such Series 2025 Bonds, and for all other purposes whatsoever, and neither the City nor the Paying and Transfer Agent shall be affected by any notice to the contrary.

(c) Neither the City nor the Paying and Transfer Agent shall have any responsibility or obligation to any participant, any beneficial owner or any other person claiming a beneficial ownership in any Series 2025 Bonds which are registered to a Securities Depository Nominee under or through the Securities Depository with respect to any action taken by the Securities Depository as Registered Owner of such Series 2025 Bonds.

(d) The Paying and Transfer Agent shall pay all principal of and interest on the Series 2025 Bonds issued under the book-entry system, only to the Securities Depository, or the Securities Depository Nominee, as the case may be, for such Series 2025 Bonds, and all such payments shall be valid and effectual to fully satisfy and discharge the obligations with respect to the principal of and interest on such Series 2025 Bonds.

(e) In the event that the Governing Body determines that it is in the best interest of the City to discontinue the book-entry system of transfer for the Series 2025 Bonds, or that the interests of the beneficial owners of the Series 2025 Bonds may be adversely affected if the book-entry system is continued, then the City shall notify the Securities Depository and the Paying and Transfer Agent of such determination. In such event, the City shall execute and the Paying and Transfer Agent shall, pursuant to subsequent resolution of the Governing Body, authenticate, register and deliver physical certificates for the Series 2025 Bonds in exchange for the Series 2025 Bonds registered in the name of the Securities Depository. Such certificates shall be in fully registered form and transferable only upon the Registration Records of the City maintained by the Paying and Transfer Agent, by the Registered Owner thereof or by his attorney, duly authorized in writing, upon surrender thereof, together with a written instrument of transfer satisfactory to the Paying and Transfer Agent, duly executed by the Registered Owner or his duly authorized attorney in accordance with this Bond Resolution.

(f) In the event that the Securities Depository for the Series 2025 Bonds discontinues providing its services, the City shall either engage the services of another Securities Depository or deliver physical certificates in the manner described in subparagraph (e) above.

(g) In connection with any notice or other communication to be provided to the Registered Owners of the Series 2025 Bonds by the City or by the Paying and Transfer Agent with respect to any consent or other action to be taken by the Registered Owners, the City or the Paying and Transfer Agent, as the case may be, shall establish a record date for such consent or other action and give the Securities Depository Nominee notice of such record date not less than fifteen (15) days in advance of such record date to the extent possible.

(h) If the Series 2025 Bonds are held under the book-entry system, the initial Securities Depository for the Series 2025 Bonds shall be The Depository Trust Company, New York, New York ("DTC"). As long as the Series 2025 Bonds are maintained by DTC under its

book-entry system, all payments with respect to the principal of and interest on the Series 2025 Bonds and notices shall be made and given to DTC.

SECTION 12. Pursuant to the authority granted by the Act and the Registered Bond Act, being Sections 31-21-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Registered Bond Act"), the Series 2025 Bonds shall be executed by the manual or facsimile signature of the Mayor and the official seal of the City shall be affixed or lithographed or otherwise reproduced thereon, attested by the City Clerk, and the Series 2025 Bonds shall be authenticated by the Paying and Transfer Agent. The Paying and Transfer Agent shall authenticate each Series 2025 Bond by executing the Paying and Transfer Agent's Certificate thereon and no Series 2025 Bond shall be valid or become obligatory for any purpose until such certificate shall have been duly executed by the Paying and Transfer Agent. Such certificate, when duly executed on behalf of the City, shall be conclusive evidence that the Series 2025 Bond so authenticated has been duly authenticated and delivered. The validation certificate, for which provision is hereinafter made, to appear on each Series 2025 Bond, shall be executed by the manual or facsimile signature of the City Clerk.

The Paying and Transfer Agent is hereby authorized upon the approval of the Governing Body to have printed from time to time as necessary additional certificates to be executed and sealed by the appropriate officials of the City. When the Series 2025 Bonds shall have been validated and executed as herein provided, they shall be registered as a limited obligation of the City in a book maintained for that purpose, and the City Clerk shall cause to be imprinted on the Series 2025 Bonds, over her manual or facsimile signature and seal, her certificate in substantially the form set out in Section 13.

SECTION 13. The Series 2025 Bonds, the certificates to appear on the Series 2025 Bonds and the Paying and Transfer Agent's Certificate shall be in substantially the following forms and the Mayor and the City Clerk shall be, and hereby are, authorized and directed to make such changes, insertions and omissions therein as may in their opinions, be required:

[FORM OF BOND]

[UNLESS THIS BOND IS PRESENTED BY AN AUTHORIZED REPRESENTATIVE OF THE DEPOSITORY TRUST COMPANY, A NEW YORK CORPORATION ("DTC"), TO THE PAYING AND TRANSFER AGENT (AS HEREINAFTER DEFINED) FOR REGISTRATION OF TRANSFER, EXCHANGE, OR PAYMENT, AND ANY CERTIFICATE ISSUED IS REGISTERED IN THE NAME OF CEDE & CO. OR IN SUCH OTHER NAME AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC (AND ANY PAYMENT IS MADE TO CEDE & CO. OR TO SUCH OTHER ENTITY AS IS REQUESTED BY AN AUTHORIZED REPRESENTATIVE OF DTC), ANY TRANSFER, PLEDGE, OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL INASMUCH AS THE REGISTERED OWNER HEREOF, CEDE & CO., HAS AN INTEREST HEREIN.]

[THIS BOND HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE "SECURITIES ACT"), AND MAY BE SOLD OR OTHERWISE TRANSFERRED ONLY TO AN INSTITUTIONAL "ACCREDITED INVESTOR," AS DEFINED IN RULE 501 UNDER THE SECURITIES ACT, OR A "QUALIFIED INSTITUTIONAL BUYER," AS DEFINED IN RULE 144A UNDER THE SECURITIES ACT, OR ANY SUCCESSOR PROVISIONS THERETO, IN ACCORDANCE WITH APPLICABLE FEDERAL AND STATE SECURITIES LAWS AND OTHERWISE IN ACCORDANCE WITH THE PROVISIONS OF THE RESOLUTION REFERRED TO BELOW.]

Number R-_____

\$_____

UNITED STATES OF AMERICA

STATE OF MISSISSIPPI

CITY OF OXFORD

TAX INCREMENT FINANCING BONDS

(OXFORD COMMONS PROJECT, PHASE II), SERIES 2025

INTEREST
RATE

%

MATURITY
DATE

_____ 1, 20__

DATED
DATE

_____, 2025

REGISTERED OWNER:

PRINCIPAL SUM:

THE CITY OF OXFORD, MISSISSIPPI (the "City"), a body politic existing under the Constitution and laws of the State of Mississippi (the "State"), hereby acknowledges itself indebted and for value received hereby promises to pay to the registered owner named above or registered assigns, on the maturity date stated above, upon presentation and surrender of this Bond (as hereinafter defined) at the corporate trust office of Hancock Whitney Bank in Ridgeland, Mississippi (such bank and any successor thereto hereinafter called collectively, the "Paying and Transfer Agent"), the principal sum stated hereon in lawful money of the United States of America, and to pay to the registered owner hereof or registered assigns interest on such principal sum, in like money, from the date of initial issuance of this Bond until the maturity date thereof, at the interest rate per annum stated hereon, payable on the first day of _____ and _____ of each year, commencing _____ 1, 20____ by check or draft drawn upon the Paying and Transfer Agent, made payable to the registered owner named in, and mailed to the address of the registered owner as it shall appear on the registration books kept and maintained by the Paying and Transfer Agent as of the close of business on the date which shall be the fifteenth (15th) day (whether or not a business day) of the calendar month next preceding each interest payment date.

This Bond is one of an authorized issue of Tax Increment Financing Bonds (Oxford Commons Project, Phase II), Series 2025 of like date, tenor and effect, except as to rate of interest and date of maturity, aggregating the principal sum of _____ Dollars (\$_____) (the "Bonds"), issued by the City pursuant to and in conformity with the Constitution and laws of the State, including, among others, Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Act"), and pursuant to a resolution duly adopted by the Mayor and the Board of Aldermen of the City (the "Governing Body") on October 21, 2025 (the "Resolution"), for the purpose of providing funds to finance a portion of the cost of the construction of certain infrastructure improvements in connection with the construction of a redevelopment project (the "Project") located on approximately six hundred (600) acres in the City (the "TIF District"), the funding of a debt service reserve fund for the Bonds and the payment of the costs incident to the sale and issuance of the Bonds. Reference is hereby made to the Resolution, copies of which are on file at the corporate trust office of the Paying and Transfer Agent in Ridgeland, Mississippi, and at the Office of the City Clerk of the City (the "City Clerk"), to all of the provisions of which the registered owner hereof assents by acceptance of this Bond.

The Bonds are being issued on parity with the \$3,820,000 City of Oxford, Mississippi Tax Increment Financing Bonds (Oxford Commons Project), Series 2019, dated October 17, 2019 (the "Series 2019 Bonds"), pursuant to a resolution of the Governing Body adopted on June 4, 2019 (the "2019 Bond Resolution").

For the purpose of effectuating and providing for the payment of the principal of and interest on the Bonds issued pursuant to the terms and provisions of the Resolution, as the same shall respectively mature and accrue, there is irrevocably pledged:

(a) the avails of a tax increment resulting from the (1) taxation by the City of the "captured assessed value" (as such term is defined in Section 21-45-21 of the Act) of the real and personal property comprising the TIF District, and the City's portion of the sales tax generated from the Project, excluding therefrom the City's special Food, Beverage and Hotel Tax and

Tourism Tax, and (2) taxation by the County of the captured assessed value of the real and personal property comprising the TIF District (collectively, the "Tax Increment"), all in accordance with an Interlocal Cooperation Agreement, dated as of January 1, 2019, by and between the City and the County (the "Interlocal Agreement"), which shall be that portion of the Tax Increment necessary and sufficient to pay the principal of and interest on the Bonds, the deficiency in the reserve fund for the Bonds, if any, and the fees and expenses of the Paying and Transfer Agent; and

(b) the amounts held on behalf of the City and the County in the funds and accounts established under the Resolution, the 2019 Bond Resolution and the Interlocal Agreement in connection with the Bonds and the Series 2019 Bonds and any investment earnings thereon.

THE BONDS ARE LIMITED OBLIGATIONS OF THE CITY PAYABLE SOLELY FROM THE TAX INCREMENT AND FROM OTHER MONEYS PLEDGED THEREFOR. NEITHER THE FAITH, CREDIT OR TAXING POWER OF THE CITY OR THE COUNTY NOR THE FAITH, CREDIT OR TAXING POWER OF THE STATE OF MISSISSIPPI OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE BONDS. THE BONDS ARE BEING ISSUED ON PARITY WITH THE SERIES 2019 BONDS.

This Bond is transferable only upon the books kept for that purpose at the corporate trust office of the Paying and Transfer Agent in Ridgeland, Mississippi, subject to the limitations in the Resolution, upon surrender at said office, together with a written instrument of transfer satisfactory to the Paying and Transfer Agent duly executed by the registered owner or his authorized attorney, and thereupon a new bond or bonds of like maturity, interest rate and aggregate principal amount shall be issued to the transferee. In like manner, this Bond may be exchanged for an equal aggregate principal amount of Bonds of any other authorized denominations. The Bonds are issuable in the authorized denominations of \$_____ or any integral multiple thereof. The issuance, transfer, exchange and replacement of the Bonds of this issue and other similar matters are governed by the Resolution and the conditions on file at the principal corporate trust office of the Paying and Transfer Agent in Ridgeland, Mississippi and at the Office of the City Clerk.

The Bonds will be subject to redemption as follows:

[REDEMPTION PROVISIONS TO COME]

Bonds for the payment of which sufficient moneys, or, to the extent permitted by the laws of the State, (a) direct obligations of, or obligations the payment of the principal of and interest on which are unconditionally guaranteed by the United States of America ("Government Obligations"), or (b) certificates of deposit or municipal obligations fully secured by Government Obligations, or (c) evidences of ownership of proportionate interests in future interest or principal payments on Government Obligations held by a bank or trust company as custodian, under which the owner of the investment is the real party in interest and has the right to proceed directly and individually against the obligor on the Government Obligations and which Government Obligations are not available to satisfy any claim of the custodian or any person claiming through the custodian or to whom the custodian may be obligated, or (d) municipal obligations, the payment of the principal of, interest and redemption premium, if any, on which are irrevocably secured by Government Obligations and which Government Obligations are not subject to redemption prior to the date on which the proceeds attributable to the principal of such obligations are to be used and have been deposited in an escrow account which is irrevocably pledged to the payment of the principal of and interest and redemption premium, if any, on such municipal obligations (all of which collectively, with Government Obligations, "Defeasance Securities"), shall have been deposited with an escrow agent appointed for such purpose, which may be the Paying and Transfer Agent, all to the extent provided in the Resolution, shall be deemed to have been paid, shall cease to be entitled to any lien, benefit or security under the Resolution and shall no longer be deemed to be outstanding thereunder, and the registered owners shall have no rights in respect thereof except to receive payment of the principal of and interest on such Bonds from the funds held for that purpose. Defeasance Securities shall be considered sufficient under the Resolution if said investments, with interest, mature and bear interest in such amounts and at such times as will assure sufficient cash to pay currently maturing interest and to pay principal when due on such Bonds.

IT IS HEREBY CERTIFIED, RECITED AND DECLARED that all acts, conditions and things required to exist, happen and to be performed precedent to and in the issuance of this Bond do exist, have happened and have been performed in due time, form and manner as required by law.

This Bond shall not be valid or become obligatory for any purpose until this Bond shall have been authenticated by the execution by the Paying and Transfer Agent of the Paying and Transfer Agent's Certificate hereon.

The City and the Paying and Transfer Agent may deem and treat the registered owner hereof as the absolute owner for the purpose of receiving payment of or on account of principal hereof and interest due hereon and for all other purposes and neither the City nor the Paying and Transfer Agent shall be affected by any notice to the contrary.

IN WITNESS WHEREOF, the City of Oxford, Mississippi, acting by and through its Mayor and Board of Aldermen, has caused this Bond to be executed in its name by the manual or facsimile signatures of the Mayor of the City, and has caused the official seal of the City to be affixed hereto, attested by the manual or facsimile signature of its City Clerk.

(SEAL)

CITY OF OXFORD, MISSISSIPPI

By _____
Mayor

ATTEST:

City Clerk

PAYING AND TRANSFER AGENT'S CERTIFICATE

This bond is one of the Bonds of the above-designated issue of Bonds delivered in accordance with the terms of the within mentioned Resolution.

HANCOCK WHITNEY BANK, as Paying and
Transfer Agent

By _____
Authorized Signature

Date of Registration and Authentication: _____

VALIDATION CERTIFICATE

STATE OF MISSISSIPPI)
) ss:
COUNTY OF LAFAYETTE)

I, Ashley Atkinson, City Clerk of the City of Oxford, Mississippi, do hereby certify that the issuance of the Bonds of which the within bond is one has been duly registered by me as a limited obligation of said City pursuant to law in a book kept by said City for that purpose and has been validated and confirmed by decree of the Chancery Court of Lafayette County, Mississippi, rendered on the _____ day of _____, 2025 pursuant to the Act.

City Clerk

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

the within bond and does hereby irrevocably constitute and appoint _____
_____ as registrar and transfer agent to transfer the said bonds on the records
kept for registration thereof with full power of substitution in the premises.

Signature guaranteed:

(Bank, Trust Company or Paying Agent)

(Authorized Officer)

Date of Assignment: _____

Insert Social Security Number or other Tax
Identification Number of Assignee

NOTICE: The signature to this Assignment must correspond with the name of the registered owner as it appears upon the face of the within Bond in every particular, without any alteration whatever, and must be guaranteed by a commercial bank or trust company or a member of a national securities exchange who is a member of a Medallion Signature Guarantee Program.

[END OF BOND FORM]

SECTION 14. The Governing Body hereby adopts, pursuant to the authority granted by the Act and the Registered Bond Act, the following conditions (the "Conditions") which are to apply to the transfer, exchange and replacement of the Series 2025 Bonds, and other similar matters.

CONDITIONS AS TO THE ISSUANCE, TRANSFER, EXCHANGE AND REPLACEMENT OF THE SERIES 2025 BONDS

"Paying and Transfer Agent" as used in these Conditions means, as to Series 2025 Bonds designated herein, the City Clerk or the bank or banks designated by action of the Governing Body as the Paying and Transfer Agent with respect to the Series 2025 Bonds and whose duties and responsibilities shall be as further limited or set forth in the form of Series 2025 Bonds for such issue of Series 2025 Bonds.

The principal of all Series 2025 Bonds shall be payable at the corporate trust office of the Paying and Transfer Agent, and payment of the interest on each Series 2025 Bond shall be made by the Paying and Transfer Agent on each Payment Date to the person appearing on the registration books of the City (hereinafter provided for) as the Registered Owner thereof as of the close of business on the date which shall be the fifteenth (15th) day (whether or not a

business day) of the calendar month next preceding such Payment Date, by check or draft mailed to such Registered Owner at his address as it appears on such registration books. Payment of the principal of all Series 2025 Bonds shall be made upon the presentation and surrender for cancellation of such Series 2025 Bonds as the same shall become due and payable.

Subject to the limitations contained elsewhere in this Bond Resolution, Series 2025 Bonds, upon surrender thereof at said corporate trust office of the Paying and Transfer Agent with a written instrument of transfer satisfactory to such Paying and Transfer Agent duly executed by the Registered Owner or his authorized attorney, may be exchanged for Series 2025 Bonds of like series, maturity and interest rate of any other authorized denominations. Each such Series 2025 Bond shall be dated as of the date six (6) months preceding the Payment Date thereon next following the date of delivery of such Series 2025 Bond in registered form, unless such date of delivery shall be a Payment Date in which case it shall be dated as of such date of delivery, and every such Series 2025 Bond in registered form shall bear interest from its date.

So long as the Series 2025 Bonds shall remain outstanding, the City shall cause the Paying and Transfer Agent to maintain and keep, at its corporate trust office, registration books for the registration and transfer of Series 2025 Bonds, and, upon presentation thereof for such purpose at such corporate trust office, the City shall cause the Paying and Transfer Agent to register or cause to be registered thereon, and permit to be transferred thereon, under such reasonable regulations as the Paying and Transfer Agent may prescribe, any Series 2025 Bond. So long as any of the Series 2025 Bonds remain outstanding, the City shall make all necessary provisions to permit the exchange of Series 2025 Bonds at the corporate trust office of the Paying and Transfer Agent.

All Series 2025 Bonds shall be transferable only upon the registration books which shall be kept for that purpose at the corporate trust office of the Paying and Transfer Agent for the City, by the Registered Owner thereof in person or his authorized attorney, upon surrender thereof, together with a written instrument of transfer satisfactory to the Paying and Transfer Agent, duly executed by the Registered Owner or his authorized attorney, and upon such transfer there shall be issued in the name of the transferee a new Series 2025 Bond or Series 2025 Bonds in registered form of the same series in the same aggregate principal amount and of like maturity and interest rate as the Series 2025 Bond or Series 2025 Bonds surrendered. Series 2025 Bonds issued in connection with transfers shall be dated in the same manner provided above for the dating of Series 2025 Bonds issued in connection with exchanges.

Neither the City nor the Paying and Transfer Agent shall be required (a) to exchange or transfer Series 2025 Bonds for a period of fifteen (15) days next preceding a Payment Date on the Series 2025 Bonds or next preceding any selection of Series 2025 Bonds to be redeemed or thereafter until the first mailing

of any notice of redemption, or (b) to transfer or exchange any Series 2025 Bond called for redemption.

All Series 2025 Bonds surrendered in any exchanges or transfers shall forthwith be canceled by the Paying and Transfer Agent and thereafter transmitted to the City.

Prior to the issuance or delivery of any Series 2025 Bond, whether upon original issuance, transfer, exchange or replacement, the Paying and Transfer Agent shall manually execute the certificate of authentication provided thereon. No Series 2025 Bond shall be valid or obligatory for any purpose until such certificate of authentication shall have been duly executed by the Paying and Transfer Agent. Such certificate of the Paying and Transfer Agent upon any Series 2025 Bond executed on behalf of the City shall be conclusive evidence that the Series 2025 Bond so authenticated has been duly authenticated and delivered.

Series 2025 Bonds bearing the facsimile signature of any person who shall have been the Mayor or the City Clerk at the time such Series 2025 Bonds were originally dated or delivered by the City shall bind the City notwithstanding the fact that he or she may have ceased to be such officer prior to the delivery of such Series 2025 Bonds or was not such officer at the date of such Series 2025 Bonds.

Except as otherwise required by law, if (a) any mutilated Series 2025 Bond is surrendered to the Paying and Transfer Agent at its corporate trust office, or the Paying and Transfer Agent receives evidence to its satisfaction of the destruction, loss or theft of any Series 2025 Bond and (b) there is delivered to the Paying and Transfer Agent such security or indemnity as may be required by it to save harmless the City and the Paying and Transfer Agent, and as otherwise required by law, then, in the absence of notice to the Paying and Transfer Agent that such Series 2025 Bond has been acquired by a bona fide purchaser as such term is defined in the Uniform Commercial Code as it is then in effect in the State of Mississippi, the Paying and Transfer Agent shall authenticate and deliver, in exchange for any such mutilated Bond, or in lieu of any such destroyed, lost or stolen Bond, a new Series 2025 Bond of like tenor and principal amount, bearing a number not contemporaneously outstanding. The Paying and Transfer Agent shall thereupon cancel any Series 2025 Bond so surrendered.

In case any mutilated, destroyed, lost or stolen Series 2025 Bond has become or is about to become due and payable, the Paying and Transfer Agent in its discretion may, instead of issuing a new Series 2025 Bond, pay such Series 2025 Bond.

Each new Series 2025 Bond issued pursuant to this Section in lieu of any surrendered, destroyed, lost or stolen Series 2025 Bond shall constitute an additional contractual obligation of the City and shall be entitled to all benefits equally and proportionately with any and all other Series 2025 Bonds duly issued. All Series 2025 Bonds shall be held and owed upon the express condition that the

foregoing provisions are exclusive with respect to the replacement or payment of mutilated, destroyed, lost or stolen Series 2025 Bonds, and shall preclude (to the extent lawful) all other rights or remedies with respect to the replacement or payment of mutilated, destroyed, lost or stolen Series 2025 Bonds or securities.

Notwithstanding the foregoing provisions of these Conditions, no Series 2025 Bonds shall be exchanged for other Series 2025 Bonds or be registered or transferred or issued or delivered by or on behalf of the City or the Paying and Transfer Agent pursuant to this Section at the request of a holder or owner of a Series 2025 Bond, except upon payment to such Paying and Transfer Agent by or on behalf of such holder or owner of a charge sufficient to reimburse the City and such Paying and Transfer Agent for any tax, fee, or other governmental charge required to be paid with respect to the transaction.

The City and the Paying and Transfer Agent may treat and consider the person in whose name any Series 2025 Bond shall be registered upon the registration books as herein provided as the holder and absolute owner thereof, whether such Series 2025 Bond shall be overdue or not, for the purpose of receiving payment of the principal thereof and interest thereon and for all other purposes whatsoever; provided, however, payment of, or on account of, the principal of and interest on such Series 2025 Bond shall be made only to, or upon the order of, such Registered Owner, and such payment so made shall be valid and effective to satisfy and discharge the liability upon such Series 2025 Bond to the extent of the sum or sums so paid, and neither the City nor any Paying and Transfer Agent shall be affected by any notice to the contrary.

SECTION 15. (a) So long as any of the Series 2025 Bonds shall remain outstanding, the City shall maintain with the Paying and Transfer Agent records for the registration and transfer of the Series 2025 Bonds. The Paying and Transfer Agent is hereby appointed registrar for the Series 2025 Bonds, in which capacity the Paying and Transfer Agent shall register in such records and permit to be transferred thereon, under such reasonable regulations as may be prescribed, any Series 2025 Bond entitled to registration or transfer.

(b) The City shall pay or reimburse the Paying and Transfer Agent from the Tax Increment for reasonable fees for the performance of the services normally rendered and the incurring of normal expenses reasonably and necessarily paid as are customarily paid to paying agents, transfer agents and bond registrars, subject to agreement between the City and the Paying and Transfer Agent. Fees and reimbursements for extraordinary services and expenses, so long as not occasioned by the negligence, misconduct or willful default of the Paying and Transfer Agent, shall be made by the City on a case-by-case basis, subject, where not prevented by emergency or other exigent circumstances, to the prior written approval of the Governing Body.

(c) (1) A Paying and Transfer Agent may at any time resign and be discharged of its duties and obligations as Paying and Transfer Agent, by giving at least sixty (60) days written notice to the City and may be removed as Paying and Transfer Agent at any time by resolution of the Governing Body delivered to the Paying and Transfer Agent. The resolution shall specify the date on which such removal shall take effect and the name

and address of the successor Paying and Transfer Agent and shall be transmitted to the Paying and Transfer Agent being removed within a reasonable time prior to the effective date thereof. Provided, however, that no resignation or removal of a Paying and Transfer Agent shall become effective until a successor Paying and Transfer Agent has been appointed pursuant to this Bond Resolution.

(2) Upon receiving notice of the resignation of the Paying and Transfer Agent, the City shall promptly appoint a successor Paying and Transfer Agent by resolution of the Governing Body. Any appointment of a successor Paying and Transfer Agent shall become effective upon acceptance of appointment by the successor Paying and Transfer Agent. If no successor Paying and Transfer Agent shall have been so appointed and have accepted appointment within thirty (30) days after the notice of resignation, the resigning Paying and Transfer Agent may petition any court of competent jurisdiction for the appointment of a successor Paying and Transfer Agent, which court may thereupon, after such notice as it may deem appropriate, appoint a successor Paying and Transfer Agent.

(3) In the event of a change of Paying and Transfer Agents, the predecessor Paying and Transfer Agent shall cease to be custodian of any funds held pursuant to this Bond Resolution in connection with its role as such Paying and Transfer Agent, and the successor Paying and Transfer Agent shall become such custodian; provided, however, that before any such delivery is required to be made, all fees, advances and expenses of the retiring or removed Paying and Transfer Agent shall be fully paid. Every predecessor Paying and Transfer Agent shall deliver to its successor Paying and Transfer Agent all books of account, Registration Records, lists of holders of the Series 2025 Bonds and all other records, documents and instruments relating to its duties as such Paying and Transfer Agent.

(4) Any successor Paying and Transfer Agent appointed under the provisions hereof shall be the City Clerk or a bank, trust company or national banking association having Federal Deposit Insurance Corporation insurance of its accounts, duly authorized to exercise corporate trust powers and subject to examination by and in good standing with the federal and/or state regulatory authorities under the jurisdiction of which it falls.

(5) Every successor Paying and Transfer Agent appointed hereunder shall execute, acknowledge and deliver to its predecessor Paying and Transfer Agent and to the City an instrument in writing accepting such appointment hereunder, and thereupon such successor Paying and Transfer Agent, without any further act, shall become fully vested with all the rights, immunities and powers, and be subject to all the duties and obligations, of its predecessor.

(6) Should any transfer, assignment or instrument in writing be required by any successor Paying and Transfer Agent from the City to more fully and certainly vest in such successor Paying and Transfer Agent the estates, rights, powers and duties hereby vested or intended to be vested in the predecessor Paying and Transfer Agent, any such transfer, assignment and written instruments shall, on request, be executed, acknowledged and delivered by the City.

(7) The City will provide any successor Paying and Transfer Agent with certified copies of all resolutions, orders and other proceedings adopted by the Governing Body relating to the Series 2025 Bonds.

(8) All duties and obligations imposed hereby on a Paying and Transfer Agent or successor Paying and Transfer Agent shall terminate upon the accomplishment of all duties, obligations and responsibilities imposed by law or required to be performed by this Bond Resolution.

(d) Any corporation or association into which a Paying and Transfer Agent may be converted or merged, or with which it may be consolidated or to which it may sell or transfer its assets as a whole or substantially as a whole, or any corporation or association resulting from any such conversion, sale, merger, consolidation or transfer to which it is a party, shall be and become successor Paying and Transfer Agent hereunder and vested with all the powers, discretions, immunities, privileges and all other matters as was its predecessor, without the execution or filing of any instrument or any further act, deed or conveyance on the part of either the City or the successor Paying and Transfer Agent, anything herein to the contrary notwithstanding, provided only that such successor Paying and Transfer Agent shall be satisfactory to the City and eligible under the provisions of Section 15(c)(4) hereof.

SECTION 16. If (a) the City shall pay or cause to be paid to the owners of the Series 2025 Bonds the principal of, and interest to become due thereon at the times and in the manner stipulated therein and herein, (b) all fees and expenses of the Paying and Transfer Agent shall have been paid, and (c) the City shall have kept, performed and observed all and singular the covenants and promises in the Series 2025 Bonds and in this Bond Resolution expressed as to be kept, performed and observed by it or on its part, then the Series 2025 Bonds shall cease to be entitled to any lien, benefit or security under this Bond Resolution and shall no longer be deemed to be outstanding hereunder. If the City shall pay or cause to be paid to the owners of outstanding Series 2025 Bonds of a particular maturity, the principal of, and interest to become due thereon at the times and in the manner stipulated therein and herein, such Series 2025 Bonds shall cease to be entitled to any lien, benefit or security under this Bond Resolution and shall no longer be deemed to be outstanding hereunder.

Series 2025 Bonds for the payment of which sufficient moneys, or, to the extent permitted by the laws of the State, (a) direct obligations of, or obligations the payment of the principal of and interest on which are unconditionally guaranteed by the United States of America ("Government Obligations"), or (b) certificates of deposit or municipal obligations fully secured by Government Obligations, or (c) evidences of ownership of proportionate interests in future interest or principal payments on Government Obligations held by a bank or trust company as custodian, under which the owner of the investment is the real party in interest and has the right to proceed directly and individually against the obligor on the Government Obligations and which Government Obligations are not available to satisfy any claim of the custodian or any person claiming through the custodian or to whom the custodian may be obligated, or (d) municipal obligations, the payment of the principal of, interest and redemption premium, if any, on which are irrevocably secured by Government Obligations and which Government Obligations are not subject to redemption prior to the date on which the proceeds attributable to the principal of such obligations are to be used and have been deposited in an

escrow account which is irrevocably pledged to the payment of the principal of and interest and redemption premium, if any, on such municipal obligations (all of which collectively, with Government Obligations, "Defeasance Securities"), shall have been deposited with an escrow agent appointed for such purpose, which may be the Paying and Transfer Agent, all to the extent provided hereunder, shall be deemed to have been paid, shall cease to be entitled to any lien, benefit or security under this Bond Resolution and shall no longer be deemed to be outstanding hereunder, and the Registered Owners shall have no rights in respect thereof except to receive payment of the principal of and interest on such Series 2025 Bonds from the funds held for that purpose. Defeasance Securities shall be considered sufficient hereunder if said investments, with interest, mature and bear interest in such amounts and at such times as will assure sufficient cash to pay currently maturing interest and to pay principal when due on such Series 2025 Bonds.

SECTION 17. The Series 2025 Bonds shall be prepared and executed as soon as may be practicable after the adoption of this Bond Resolution and shall thereafter be delivered to or as directed by the Purchaser.

SECTION 18. The City covenants to comply with each requirement of the Code necessary to maintain the exclusion of interest on the Series 2025 Bonds from gross income for federal income tax purposes, and in furtherance thereof, to comply with a certificate to be executed and delivered concurrently with the issuance of the Series 2025 Bonds, or such other covenants as may, from time to time, be required to be complied with in order to maintain the exclusion of interest on the Series 2025 Bonds from gross income for federal income tax purposes. The City shall not use or permit the use of any of the proceeds of the Series 2025 Bonds, or any other funds of the City, directly or indirectly, to acquire any securities, bonds or other investment property, and shall not take or permit to be taken any other action or actions, which would cause any Series 2025 Bond to be an "arbitrage bond" as defined in Section 148 of the Code. Notwithstanding any other provisions to the contrary, so long as necessary in order to maintain the exclusion of interest on the Series 2025 Bonds from gross income for federal income tax purposes under the Code, the covenants contained in this Section shall survive the payment of the Series 2025 Bonds and the interest thereon, including any payment or defeasance thereof.

SECTION 19. There is hereby created a special fund in the name of the City designated the "Tax Increment Bond Fund, Oxford Commons Project, Phase II, Series 2025" (the "2025 Bond Fund") which shall be maintained by the City with a qualified depository thereof for the payment of the principal of and interest on the Series 2025 Bonds and the payment of the Paying and Transfer Agent's fees in connection therewith. There shall be deposited into the 2025 Bond Fund as and when received:

- (a) the accrued interest and premium, if any, received upon delivery of the Series 2025 Bonds as and when the same shall be received;
- (b) deposits made to the 2025 Bond Fund pursuant to Sections 20, 21 and 22 hereof;
- (c) any income received from investment of moneys in the 2025 Bond Fund; and

(d) any other funds available to the City which may be lawfully used for payment of the principal of and interest on the Series 2025 Bonds, and which the Governing Body, in its discretion, may direct to be deposited into the 2025 Bond Fund.

As long as any principal of and interest on the Series 2025 Bonds remains outstanding, the City Clerk is hereby irrevocably authorized and directed to withdraw from the 2025 Bond Fund sufficient monies to make the payments herein provided for and to transfer the same to the account of the Paying and Transfer Agent in time to reach said Paying and Transfer Agent at least five (5) days prior to each Payment Date.

SECTION 20. (a) Pursuant to the Interlocal Agreement and the Pledge Agreement, the County Tax Collector shall collect the County's Tax Increment and shall periodically pay over to the City the County's Tax Increment and any investment earnings thereon. The City shall collect the City's Ad Valorem Tax Increment and deposit it as provided herein. The City's Sales Tax Increment will be collected and distributed to the City pursuant to State law. The City will then timely deposit the Tax Increment when received as follows:

FIRST - to the 2025 Bond Fund, an amount sufficient to provide for the payment of all principal of and interest on the Series 2025 Bonds and fees of the Paying And Transfer Agent to come due on the payment date for the Series 2025 Bonds for the current calendar year; and

SECOND - to the 2025 Reserve Fund an amount, together with any moneys already on deposit therein, sufficient to cause the total amount on deposit therein to equal the amount required to be deposited to the 2025 Reserve Fund.

(b) It shall be presumed that the City shall use the Tax Increment first to fund the 2019 Bond Fund and the 2025 Bond Fund and the 2019 Reserve Fund and the 2025 Reserve Fund, as provided in this Bond Resolution and the 2019 Bond Resolution, and that any surplus Tax Increment collected shall be deposited to the TIF Fund and distributed as provided in Section 23 hereof, the Interlocal Agreement and the Pledge Agreement. At the time of payment in full of the Series 2025 Bonds, whether by maturity or redemption, any moneys remaining in the 2025 Reserve Fund shall be distributed as provided in Section 21 hereof; provided, however, that any amounts in the 2025 Reserve Fund shall first be used to make the final payments of principal and interest on the Series 2025 Bonds and, if sufficient, to call such Series 2025 Bonds for redemption at the earliest possible date.

SECTION 21. The City shall maintain with a qualified depository a special fund hereby created in the name of the City designated the "Tax Increment Reserve Fund, Oxford Commons Project, Phase II, Series 2025." There shall be deposited into the 2025 Reserve Fund a portion of the proceeds of the Series 2025 Bonds sufficient to equal the 2025 Reserve Fund Requirement.

(a) If the amount on deposit in the 2025 Reserve Fund as valued on the last day of any year, commencing on the date of delivery of the Series 2025 Bonds and ending on the last day preceding the anniversary of the date of the delivery of the Series 2025 Bonds of the following year and each 12 month period thereafter until final maturity of the Series 2025 Bonds, is more than the 2025 Reserve Fund Requirement, the amount of such excess shall be transferred to the 2025 Bond Fund.

(b) Notwithstanding anything herein or in the Interlocal Agreement to the contrary, any portion of the Tax Increment not needed to pay debt service on the Series 2025 Bonds or to replenish the 2025 Reserve Fund in a given year will be deposited to the TIF Fund.

(c) If the moneys on deposit in the 2025 Bond Fund are insufficient to pay the debt service coming due on the Series 2025 Bonds on a particular Payment Date, the Paying and Transfer Agent shall immediately transfer from the 2025 Reserve Fund to the 2025 Bond Fund an amount equal to such insufficiency.

(d) If a deficiency occurs in the 2025 Reserve Fund, the City and the County have agreed to use any portion of the Tax Increment not needed for debt service on the Series 2025 Bonds to replenish the 2025 Reserve Fund.

(e) Any amounts in the 2025 Reserve Fund shall be used by the City to make the final payments of principal and interest on the Series 2025 Bonds or, if sufficient, to call such Series 2025 Bonds for optional redemption at the earliest possible date. All moneys on deposit in the 2025 Bond Fund following such transfer shall be applied to the payment of the debt service due on the Series 2025 Bonds on such Payment Date. Any surplus funds remaining in the 2025 Reserve Fund after payment in full of the Series 2025 Bonds shall be transferred to the TIF Fund and distributed as provided in Section 23 hereof.

SECTION 22. (a) The City shall maintain with a qualified depository a special fund hereby created in the name of the City designated the "Tax Increment Project Fund, Oxford Commons Project, Phase II, Series 2025." There shall be deposited to the 2025 Project Fund the remaining proceeds of the Series 2025 Bonds.

(b) The amounts deposited to the 2025 Project Fund shall be used as follows:

FIRST - to pay all expenses, premiums, fees and commissions incurred and deemed necessary or advantageous by the Governing Body in connection with the authorization, sale, issuance, validation and delivery of the Series 2025 Bonds, including, but not limited to, placement agent fees and expenses, and the fees and expenses of the Paying and Transfer Agent, Bond Counsel, City Counsel, the Municipal Advisor and counsel to the Purchaser, if any.

SECOND – to pay the costs of the Infrastructure Improvements authorized to be paid from Series 2025 Bond proceeds pursuant to the Development Agreement, including costs incurred by the Developer or the City which are reimbursable from the Series 2025 Bond proceeds, including, but not limited to, engineering, fiscal, printing, accounting, construction manager, feasibility consultant, and other allowable expenses incurred in connection with the Infrastructure Improvements and the issuance of the Series 2025 Bonds.

(c) The City shall make payments from the 2025 Project Fund to pay any costs of issuance of the Series 2025 Bonds upon presentation from the City of appropriate invoices and statements for such costs, which costs shall be approved by the Mayor at the closing of the Series 2025 Bonds. The City will make payments from the 2025 Project Fund to pay the costs of the Infrastructure Improvements upon receipt of an original executed requisition signed by an

authorized officer of the Developer and approved by the City to pay the Developer for costs incurred.

(d) Any moneys remaining in the 2025 Project Fund, including investment earnings thereon, upon payment in full of the amounts set forth in subsections (b) and (c) above, shall be transferred to the 2025 Bond Fund and used as provided in Section 19 hereof.

SECTION 23. Pursuant to the 2019 Bond Resolution, the City has created and maintains with a qualified depository a special fund in the name of the City designated as the "Tax Increment Fund, Oxford Commons Project." There shall be deposited into the TIF Fund any surplus Tax Increment not needed in any year to fund the 2019 Bond Fund, the 2025 Bond Fund, the 2019 Reserve Fund or the 2025 Reserve Fund. As provided in the Interlocal Agreement, as of December 31 of each year, any moneys deposited to the TIF Fund attributable to the City's Ad Valorem Tax Increment and the County's Tax Increment shall be distributed to the City and the County on a pro rata basis. Any surplus of the City's Sales Tax Increment shall be paid to the City.

SECTION 24. Moneys in the 2025 Bond Fund, the 2025 Project Fund or the 2025 Reserve Fund or any other fund and account hereunder, shall be invested by the City as permitted under the laws of the State for the investment generally of moneys of the City. Any income received from said investments shall be properly credited to the fund from which the investment was initially made unless otherwise provided herein.

SECTION 25. The Private Placement Agreement is hereby approved in substantially the form attached hereto as Exhibit A. The Mayor is hereby authorized and directed to execute and deliver the Private Placement Agreement, subject to the conditions set forth in Section 7 hereof, for and on behalf of the City with such changes, insertions and omissions as may be approved by the Mayor, said execution being conclusive evidence of such approval.

SECTION 26. The Purchaser may determine if the Series 2025 Bonds will be subject to the requirements of Rule 15c2-12 of the Securities and Exchange Commission ("SEC Rule 15c2-12"). If the Purchaser directs that the Series 2025 Bonds be subject to the requirements of SEC Rule 15c2-12, the City covenants and agrees to provide to the Purchaser a Continuing Disclosure Certificate and to comply with the covenants set forth therein and carry out all of the provisions of the Continuing Disclosure Certificate. In the event the City fails to comply with the provisions of the Continuing Disclosure Certificate, the Purchaser may take such actions as may be necessary and appropriate, including mandate or specific performance by court order, to cause the City to comply with its obligations set forth in the Continuing Disclosure Certificate and this Section 26. If required, the Mayor is hereby authorized and directed to execute and deliver the Continuing Disclosure Certificate for and on behalf of the City.

SECTION 27. The form of the Pledge Agreement in the form submitted to this meeting and attached hereto as Exhibit B shall be, and the same hereby is, approved in substantially said form. The Mayor and the City Clerk are hereby authorized and directed to execute and deliver the Pledge Agreement with such changes, insertions and omissions as may be approved by such officers, said execution being conclusive evidence of such approval.

SECTION 28. The Form of Requisition in the form submitted to this meeting and attached hereto as Exhibit C shall be, and the same hereby is, approved in substantially said form. The City Clerk is hereby authorized to accept and process each Requisition pursuant to the terms and provisions of the Development Agreement and this Bond Resolution, in substantially the form attached hereto with such changes, insertions and omissions as may be approved by such officer, said acceptance being conclusive evidence of such approval. The City shall make payments from the Project Fund to pay the costs of the Infrastructure Improvements upon receipt of an original executed Form of Requisition, including supporting statement, signed by an authorized officer of the Developer and approved by the City to pay or reimburse the Developer for costs incurred in connection therewith.

SECTION 29. The Series 2025 Bonds shall be payable equally and ratably, without regard to the date when the Series 2025 Bonds actually shall be delivered and shall enjoy parity of lien, one with the other, upon the Tax Increment and with the Series 2019 Bonds.

SECTION 30. If the Municipal Advisor deems it in the best interest of the City to apply for municipal bond insurance for the Series 2025 Bonds, the Governing Body hereby approves the execution of a commitment for the provision of municipal bond insurance for the Series 2025 Bonds and any additional documents and certificates which are required by any provider of such municipal bond insurance selected to provide credit enhancement in connection with the issuance of the Series 2025 Bonds. The Mayor is hereby authorized to approve any changes, insertions and omissions as may be required by the provider of the municipal bond insurance to the Private Placement Agreement, evidenced by her execution of the commitment for said municipal bond insurance and other additional documents and certificates. The Mayor is hereby authorized and directed to execute and deliver such other documents as may be necessary or appropriate to meet the requirements of any provider of such municipal bond insurance selected to provide credit enhancement in connection with the issuance of the Series 2025 Bonds.

SECTION 31. The Governing Body hereby designates Butler Snow LLP, Ridgeland, Mississippi, to serve as Bond Counsel in connection with the sale and issuance of the Series 2025 Bonds. The terms of employment for Bond Counsel are set forth in the engagement letter (the "Engagement Letter") attached hereto as Exhibit D. All provisions of the Engagement Letter, when executed as hereinafter authorized, shall be incorporated herein, and shall be deemed to be part of this resolution fully and to the same extent as if separately set out verbatim herein. The form of the Engagement Letter and the execution thereof by the Mayor is hereby approved and authorized.

SECTION 32. The Governing Body hereby designates Government Consultants, Inc., Madison, Mississippi, to serve as Municipal Advisor in connection with the sale and issuance of the Series 2025 Bonds. The Mayor, acting for and on behalf of the City, is hereby authorized and directed to execute and deliver the Independent Registered Municipal Advisor disclosure letter of the Municipal Advisor attached hereto as Exhibit E.

SECTION 33. The Governing Body hereby designates Mayo Mallette, Oxford, Mississippi, to serve as City Counsel in connection with the sale and issuance of the Series 2025 Bonds.

SECTION 34. The Governing Body hereby designates Raymond James & Associates, Inc., Memphis, Tennessee, to serve as Placement Agent in connection with the sale and issuance of the Series 2025 Bonds. The Mayor, acting for and on behalf of the City, is hereby authorized and directed to execute and deliver the G-17 disclosure letter of the Placement Agent attached hereto as Exhibit F.

SECTION 35. The Governing Body hereby designates Hancock Whitney Bank, Ridgeland, Mississippi, to serve as Paying and Transfer Agent in connection with the sale and issuance of the Series 2025 Bonds.

SECTION 36. The Developer has submitted Requisition No. 1, attached hereto as Exhibit G, for reimbursement of its costs in connection with the Project pursuant to the Development Agreement. The costs included in the Requisition No. 1 have been reviewed by the City and satisfy the requirements of the Development Agreement. The Governing Body hereby approves payment of Requisition No. 1 from the proceeds of the Series 2025 Bonds upon the issuance thereof without further action of the Governing Body.

SECTION 37. The Mayor and/or the City Clerk are hereby authorized to sign and file or cause to be filed a completed Internal Revenue Service Form 8038-G "Information Return for Governmental Obligations in connection with the Series 2025 Bonds, if required by Section 149(e) of the Code.

SECTION 38. The Mayor and/or the City Clerk are hereby authorized to execute a tax compliance and non-arbitrage certificate in connection with the Series 2025 Bonds in order to comply with Section 148 of the Code.

SECTION 39. Pursuant to the Act, interest on the Series 2025 Bonds is exempt from State income taxes.

SECTION 40. It is currently anticipated that the Series 2025 Bonds will be issued in calendar year 2025. If the date of issuance and delivery of the Series 2025 Bonds occurs after December 31, 2025, then the Representatives are hereby authorized to approve the change of the series designation to the appropriate year of the issuance and delivery of the Series 2025 Bonds.

SECTION 41. Prior to their delivery, the Series 2025 Bonds may be validated pursuant to Section 31-13-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented, by the Chancery Court of Lafayette County, Mississippi.

SECTION 42. Each member of the Governing Body, including the Representatives, are hereby authorized to execute such documents, instruments and papers, and do such acts and things as may be necessary or advisable in connection with the authorization, sale, preparation, execution, issuance and delivery of the Series 2025 Bonds.

SECTION 43. The City hereby covenants that it shall not extend the time for the payment of the principal of or interest on the Series 2025 Bonds directly or indirectly by any means or in any manner.

SECTION 44. The City Clerk is hereby authorized and directed to execute and deliver a certificate at the closing for the Series 2025 Bonds and thereafter annually throughout the life of the Series 2025 Bonds, certifying the City's assessed value of property described in the TIF Plan in appropriate form and as may be required by Section 21-45-21(2) of the Act and to obtain a similar certificate from the appropriate official of the County in connection with the County's assessed value of property described in the TIF Plan.

SECTION 45. Except as otherwise expressly provided herein, nothing in this Bond Resolution, express or implied, is intended or shall be construed to confer upon any person or firm or corporation other than the City, the holders of the Series 2025 Bonds issued under the provisions of this Bond Resolution, the Governing Body and the Paying and Transfer Agent, any right, remedy, or claim, legal or equitable, under and by reason of this Bond Resolution or any of the provisions hereof. This Bond Resolution, and all of its provisions are intended to be and shall be for the sole and exclusive benefit of the City, the Governing Body and the holders from time to time of the Series 2025 Bonds issued under the provisions of this Bond Resolution.

SECTION 46. All covenants, stipulations, obligations and agreements of the City contained in this Bond Resolution, shall be binding upon the City, and, except as otherwise provided in this Bond Resolution, all rights, powers and privileges conferred and duties and liabilities imposed upon the City by the provisions of this Bond Resolution, shall be exercised or performed by the City. No stipulation, obligation or agreement herein contained or any other document necessary to conclude the sale and issuance of the Series 2025 Bonds shall be deemed to be a stipulation, obligation or agreement of any officer, agent or employee of the City, including its Governing Body, in his or her individual capacity, and no such officer, agent or employee shall be personally liable on the Series 2025 Bonds or be subject to personal liability or accountability by reason of the sale and issuance thereof.

SECTION 47. If any one or more of the provisions of this Bond Resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any of the other provisions of this Bond Resolution, but this Bond Resolution shall be construed and enforced as if such illegal or invalid provision or provisions had not been contained herein.

SECTION 48. In the event any scrivener's errors shall be discovered in this resolution after the adoption hereof but prior to the issuance of the Series 2025 Bonds, the Governing Body hereby authorizes and directs that each such scrivener's error shall be corrected in all multiple counterparts of this resolution prior to the issuance of the Series 2025 Bonds.

SECTION 49. This Bond Resolution shall take effect immediately and all resolutions and orders, or parts thereof, in conflict herewith, to the extent of such conflict, are repealed.

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

Alderman Erin Smith voted:	_____
Alderman Mark Hulse voted:	_____
Alderman Brian Hyneman voted:	_____
Alderman Kesha Howell Atkinson voted:	_____
Alderman Preston E. Taylor voted:	_____

Alderman Jason Bailey voted: _____
Alderman Mary Martha Crowe voted: _____

The motion having received the affirmative vote of a majority of the members of the Governing Body present, being a quorum of said Governing Body, the Mayor declared the motion carried and the resolution adopted this 21st day of October, 2025.

By _____
Mayor

ATTEST:

By _____
City Clerk

EXHIBIT A
FORM OF PRIVATE PLACEMENT AGREEMENT

PRIVATE PLACEMENT AGREEMENT

This **PRIVATE PLACEMENT AGREEMENT**, dated _____, 2025 (this "Placement Agreement"), is by and between the **CITY OF OXFORD, MISSISSIPPI** (the "City") and **RAYMOND JAMES & ASSOCIATES, INC.**, Memphis, Tennessee (the "Placement Agent").

WITNESSETH:

WHEREAS, the City, acting by and through its Mayor and Board of Aldermen (the "Governing Body"), has authorized the issuance of the City of Oxford, Mississippi Tax Increment Financing Bonds (Oxford Commons Project, Phase II), Series 2025 in the aggregate principal amount of \$_____ (the "Series 2025 Bonds"), pursuant to the provisions of a Bond Resolution adopted by the Governing Body on October 21, 2025 (the "Bond Resolution"); and

WHEREAS, the Series 2025 Bonds are being issued pursuant to the *Tax Increment Financing Plan for Oxford Commons, City of Oxford, Mississippi, August 2018* (the "TIF Plan") for the purpose of (i) financing the installation and construction of various infrastructure improvements to facilitate the continued development of a project known as "Oxford Commons," a residential, commercial, and mixed-use development in the City, (ii) funding a debt service reserve fund for the Series 2025 Bonds; and (iii) paying the costs incident to the sale and issuance of the Series 2025 Bonds; and

WHEREAS, the Series 2025 Bonds are more fully described in the Bond Resolution and in Schedule I attached hereto; and

WHEREAS, the City has employed the Placement Agent to act as its agent in connection with the private placement of the Series 2025 Bonds.

NOW, THEREFORE, for and in consideration of the covenants herein made, and upon the terms and subject to the conditions herein set forth, the parties hereto agree as follows:

Section 1. Definitions. All capitalized terms used herein and not otherwise herein defined shall have the meanings ascribed to them in the Bond Resolution.

Section 2. Appointment of Placement Agent. Pursuant to the Bond Resolution and this Placement Agreement, the City hereby appoints the Placement Agent as exclusive placement agent with respect to the Series 2025 Bonds, and the Placement Agent and the Purchaser (as hereinafter defined) hereby accept such appointment, with such duties as described herein and in the Bond Resolution.

Section 3. Placement of the Series 2025 Bonds. The Placement Agent hereby agrees, as the agent of the City, to place the Series 2025 Bonds with _____ (the "Purchaser"), pursuant to the terms set forth in the Term Sheet of the Purchaser (the "Term Sheet"), attached hereto as Schedule II. The Purchaser is to purchase the Series 2025 Bonds at the price as set forth in the Term Sheet and Schedule III (the "Purchase Price"). The Series 2025 Bonds shall

bear interest at the rate of _____% per annum. The Series 2025 Bonds will mature and be subject to optional and mandatory sinking fund redemption as provided in Schedule I hereto.

Section 4. Closing. It is understood that the purchase of the Series 2025 Bonds by the Purchaser is subject to the following conditions:

(a) A copy of the Bond Resolution certified as of _____, 2025 (the "Closing Date") by the City Clerk of the City (the "City Clerk") as having been duly adopted by the Governing Body and as being in effect, only with such amendments, modifications and supplements as may have been agreed to by the Placement Agent and the Purchaser;

(b) The unqualified opinion, dated the Closing Date, of Butler Snow LLP, Ridgeland, Mississippi ("Bond Counsel"), in form and substance reasonably acceptable to the Placement Agent and the Purchaser and a letter from Bond Counsel, dated the Closing Date, and addressed to the Placement Agent and the Purchaser, to the effect that such opinion may be relied upon such parties to the same extent as if such opinion were addressed to them;

(c) An opinion of counsel to the City, dated the Closing Date, in form and substance reasonably acceptable to the Placement Agent and the Purchaser;

(d) A certificate, dated the Closing Date, signed by the Mayor of the City (the "Mayor") and the City Clerk to the effect that no summons or complaint or any other notice or document has been served upon or delivered to the City or the Governing Body or the officers or employees of the same relating to any litigation, and there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, public board or body, pending or, to the best of their knowledge, threatened against the City or the Governing Body, affecting the existence of the City or the Governing Body or the titles of their officers to their respective offices or seeking to prohibit, restrain or enjoin the sale, issuance or delivery of the Series 2025 Bonds, or affecting the provision of funds, or the proceedings and authority under which such provisions are made, to pay the principal amount of the Series 2025 Bonds and interest thereon when such payments shall become due, or in any way contesting or affecting the tax exempt status of the Series 2025 Bonds and the interest thereon or the validity or enforceability of the Series 2025 Bonds, the Bond Resolution or this Placement Agreement, or contesting the powers of the City, the Governing Body or any authority for the issuance of the Series 2025 Bonds, the adoption of the Bond Resolution or the execution or acceptance of this Placement Agreement, nor is there any controversy or litigation pending or threatened, nor to the best of their knowledge is there any basis therefor, wherein any unfavorable decision, ruling or finding would materially adversely affect the tax exempt status of the Series 2025 Bonds and the interest thereon or the validity or enforceability of the Series 2025 Bonds, the Bond Resolution or this Placement Agreement;

(e) A certificate, dated the Closing Date, signed by the Mayor and the City Clerk, certifying that on the date of the execution of the certificate they are the duly chosen, qualified and acting officers of the City and that they have executed the Series 2025 Bonds by causing a manual or facsimile of their signatures to be affixed to the Series 2025 Bonds, and they do thereby recognize the said manual or facsimile signatures as their true and lawful signatures, and further certifying that the seal impressed upon the Series 2025 Bonds and on such certificate is the official seal of the City;

(f) A copy of the TIF Plan as approved by the City and Lafayette County, Mississippi (the "County");

(g) A fully executed copy of the Interlocal Agreement, as approved by the Attorney General of the State;

(h) A fully executed copy of the Development Agreement, as such document is defined in the Bond Resolution;

(i) A fully executed copy of the Pledge Agreement, as such document is defined in the Bond Resolution;

(j) A specimen of the Series 2025 Bonds;

(k) A Certificate of the Developer (as defined in the Bond Resolution), dated the Closing Date, executed by authorized officers of the Developer and in form acceptable to the Placement Agent and the Purchaser;

(l) The Decree of Validation relating to the sale and/or issuance of the Series 2025 Bonds;

(m) A certificate or agreement, dated the Closing Date, signed by the Mayor, in a form acceptable to Bond Counsel, the Placement Agent and the Purchaser with respect to the compliance by the City with applicable arbitrage and other applicable requirements of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder (hereinafter called the "Code"), to support the conclusion that the Series 2025 Bonds will not be "arbitrage bonds" under the Code

(n) Assessment Certificates from the Tax Assessor of the County and the City Clerk of the City;

(o) A certified copy of a transcript of all proceedings taken by the Governing Body relating to the authorization and issuance of the Series 2025 Bonds and the execution and delivery of this Placement Agreement; and

(p) Such additional legal opinions, certificates, instruments and other documents as the Purchaser and/or the Placement Agent may reasonably request to evidence the truth and accuracy, as of the date hereof and as of the Closing Date, of the representations contained herein and in the Bond Resolution, and the due performance or satisfaction by the City at or prior to the Closing Date of all agreements then to be performed and all the conditions then to be satisfied by the City.

All the opinions, letters, certificates, instruments and other documents mentioned above or elsewhere in this Placement Agreement shall be deemed to be in compliance with the provisions hereof but only if they are delivered to the Purchaser in form and substance reasonably satisfactory to the Purchaser.

The Purchaser shall be required to deposit the Purchase Price with the City on or before the Closing Date, as set forth in Schedule III attached hereto. The Series 2025 Bonds will be placed with the Purchaser on the Closing Date in accordance with the exemptions set forth in Rule 15c2-12 of the Securities and Exchange Commission.

Section 5. Tax Exemption. Bond Counsel will deliver an opinion to the effect that interest on the Series 2025 Bonds is excludable from gross income for federal income tax purposes under existing statutes, regulations, rulings and court decisions and interest on the Series 2025 Bonds is exempt from State of Mississippi income taxes.

Section 6. Payment for the Series 2025 Bonds. The Placement Agent agrees that it will, on the Closing Date, cause the Purchaser to transfer to the City, the Purchase Price in immediately available funds. If the Purchaser does not wire transfer the Purchase Price to the City on the Closing Date, or the Purchaser otherwise refuses to purchase the Series 2025 Bonds, the Placement Agent will use its reasonable best efforts to arrange for a substitute Purchaser for the Series 2025 Bonds on the terms set forth herein.

Section 7. No Registration with DTC, CUSIP Numbers Rating or Offering Document. The Series 2025 Bonds shall not be (a) registered with DTC or any other securities depository, (b) assigned a CUSIP number by the CUSIP Service Bureau, (c) assigned a separate rating by any municipal securities agency, or (d) issued pursuant to any type of offering document or official statement.

Section 8. Limitation. Nothing contained in this Placement Agreement shall obligate the Placement Agent to purchase the Series 2025 Bonds in the event the Purchaser fails to pay the Purchase Price of the Series 2025 Bonds or in the event the Placement Agent is unable to arrange for the purchase of the Series 2025 Bonds.

Section 9. Fees and Expenses. The City is responsible for all fees and expenses due in connection with the sale, delivery and issuance of the Series 2025 Bonds.

Section 10. Obligations of Placement Agent. The City acknowledges and agrees that this Placement Agreement does not constitute a guarantee by the Placement Agent to arrange the placement of the Series 2025 Bonds. It is understood that the Placement Agent's obligations under this Placement Agreement are to use reasonable efforts throughout the term of this Placement Agreement to perform the services described herein. The City acknowledges and agrees that the Placement Agent is being retained to act solely as placement agent for the Series 2025 Bonds, and not as an agent, advisor or fiduciary to the City, and that this Placement Agreement is not intended to confer rights or benefits on any member, affiliate, shareholder or creditor of the City or any other person or entity or to provide the City or any other person with any assurances that the transaction will be consummated.

The Placement Agent shall act as an independent contractor under this Placement Agreement, and not in any other capacity, including as a fiduciary. The City acknowledges and agrees that: (i) the transaction contemplated by the Placement Agreement is an arm's length, commercial transaction between the City and the Placement Agent in which the Placement Agent is acting solely as a principal and is not acting as a municipal advisor, financial advisor or fiduciary

to the City; (ii) the Placement Agent has not assumed any advisory or fiduciary responsibility to the City with respect to the transaction contemplated hereby and the discussions, undertakings and procedures leading thereto (irrespective of whether the Placement Agent has provided other services or is currently providing other services to the City on other matters); (iii) the only obligations the Placement Agent has to the City with respect to the transaction contemplated hereby expressly are set forth in this Placement Agreement; and (iv) the City has consulted its own legal, accounting, tax, financial and other advisors, as applicable, to the extent it has deemed appropriate.

Section 11. Governing Law. This Placement Agreement shall be governed by and construed in accordance with the laws of the State of Mississippi.

Section 12. Counterparts. This Placement Agreement may be executed in one or more counterparts, each of which shall be an original and all of which, when taken together, shall constitute but one and the same instrument.

Section 13. Binding Effect. This Placement Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns, except that no party hereto may assign any of its rights or obligations hereunder without the consent of the other party.

Section 14. Purchase Letter. The Purchaser shall execute and deliver on the Closing Date a Purchase Letter in the form attached hereto as Schedule IV.

IN WITNESS WHEREOF, the parties hereto have caused this Placement Agreement to be executed by their respective duly authorized representatives as of the day and year first above written.

**RAYMOND JAMES & ASSOCIATES,
INC., as Placement Agent**

By: _____
Managing Director

CITY OF OXFORD, MISSISSIPPI

By: _____
Mayor

Approved and Acknowledged:

By: _____

Title _____

97661773.v1

SCHEDULE I

MATURITY SCHEDULE

REDEMPTION PROVISIONS

S-I

SCHEDULE II

TERM SHEET

S-II

SCHEDULE III

PURCHASE PRICE

Par Amount of Series 2025 Bonds

PURCHASE PRICE DUE TO CITY:

SCHEDULE IV

PURCHASE LETTER

_____, 2025

Mayor and Board of Aldermen
City of Oxford, Mississippi
Oxford, Mississippi

Butler Snow LLP
Ridgeland, Mississippi

Raymond James & Associates, Inc.
Memphis, Tennessee

Ladies and Gentlemen:

The undersigned, a duly authorized officer _____ (the "Purchaser"), hereby certifies and acknowledges that in connection with the purchase by it of the \$ _____ City of Oxford, Mississippi Tax Increment Financing Bonds (Oxford Commons Project, Phase II), Series 2025 (the "Series 2025 Bonds"), that:

1. The Purchaser has reviewed and agrees to the terms and provisions set forth in the Series 2025 Bonds and the resolution adopted by the Mayor and Board of Aldermen (the "Governing Body") of the City of Oxford, Mississippi (the "City") on October 21, 2025 (the "Bond Resolution").

2. The Purchaser has, without reliance on others, conducted its own investigations, to the extent it deems satisfactory or sufficient, into matters relating to the business, properties, management, and financial position and results of operations of the City in connection with the issuance by the City of the Series 2025 Bonds; it has received such information concerning the City and the Project (as defined in the Bond Resolution) as it deems to be necessary in connection with its purchase of the Series 2025 Bonds and the payment of the Series 2025 Bonds by the City; and during the course of this transaction and prior to its purchase of the Series 2025 Bonds, it has been provided with the opportunity to ask questions of and receive answers from representatives of the City and the Governing Body concerning the terms and conditions of the offering of the Series 2025 Bonds, and to obtain any additional information needed in order to verify the accuracy of the information obtained.

3. The Purchaser has sufficient knowledge and experience in financial and business matters, including purchase and ownership of taxable and tax-exempt municipal and other obligations, to be able to, without reliance on others, evaluate the risks and merits of the investment represented by the purchase of the Series 2025 Bonds.

4. The Purchaser is aware that certain economic and political variables could affect the security of its investment in the Series 2025 Bonds and the ability of the City to pay the debt service on the Series 2025 Bonds and the Purchaser is able to bear the economic risks of such investment.

5. The Purchaser is an institutional "accredited investor" as defined in Regulation D promulgated under the Securities Act of 1933, as amended (the "1933 Act") and/or a qualified institutional buyer within the meaning of Rule 144A under the 1933 Act.

6. The Purchaser hereby certifies that it is currently purchasing the Series 2025 Bonds for its own account (or that of its consolidated taxpayer group) as evidence of a privately placed and negotiated sale of the Series 2025 Bonds and not for resale at a profit, and that it is its present intention to hold such Series 2025 Bonds to maturity or earlier redemption in accordance with Rule G-34 of the Municipal Securities Rulemaking Board; provided, however, that the Purchaser reserves the right to sell participation interests in or otherwise dispose of the Series 2025 Bonds it holds in the future as it chooses. The Purchaser agrees that it will not sell, transfer, assign, or otherwise dispose of the Series 2025 Bonds it holds or such ownership interests therein (a) unless it obtains from the purchaser and delivers to the City either (i) a letter similar in form and substance to this letter, or (ii) a written acknowledgement that such purchaser is either (1) an institutional "accredited investor" within the meaning of Rule 501(a) promulgated under the 1933 Act, or (2) a "qualified institutional buyer" as defined in Rule 144A promulgated under the 1933 Act; and (b) except in compliance with the applicable provisions of the 1933 Act, the Securities Exchange Act of 1934, as amended (the "1934 Act"), any rules and regulations promulgated under either the 1933 Act or the 1934 Act, and the applicable securities laws of any other jurisdiction, and in connection therewith, the Purchaser agrees that it shall furnish to any purchaser of the Series 2025 Bonds all information required by applicable law.

7. The Purchaser acknowledges that it has not been provided with any information from Butler Snow LLP ("Bond Counsel") or Raymond James & Associates, Inc. (the "Placement Agent") and has not in any way relied upon Bond Counsel or the Placement Agent for information about the City in connection with its purchase of the Series 2025 Bonds.

8. The Purchaser has been informed and understands that (a) no official statement has been prepared in connection with the sale and delivery of the Series 2025 Bonds, (b) the Series 2025 Bonds are not subject to any continuing disclosure undertaking pursuant the SEC Rule 15c-2(12), (c) the Series 2025 Bonds shall not be assigned a separate rating by any municipal securities rating agency, and (d) the Series 2025 Bonds have not been assigned a CUSIP identification number and are not registered through a securities depository.

9. The Purchaser acknowledges that the Series 2025 Bonds constitute limited obligation of the City payable solely from the Tax Increment (as defined in the Bond Resolution) and are not secured by a pledge of the full faith and credit of the City, as more particularly described in the Series 2025 Bonds and the Bond Resolution.

10. The representations in this Purchase Letter shall not relieve the City from any obligation to disclose any information required by applicable law as set forth in the Bond Resolution or the Series 2025 Bonds.

11. This Purchase Letter will constitute an agreement with respect to the matters herein contained as of the date hereof and is expressly for the benefit of the City, Bond Counsel and the Placement Agent, and may not be relied upon by any other party.

12. The Purchaser represents and warrants that the execution of this Purchase Letter has been duly authorized by the Purchaser and that the Purchase Letter has been duly executed by an authorized officer thereof.

13. The Purchaser and its representatives are not registered municipal advisors and do not provide advice to municipal entities or obligated persons with respect to municipal financial products or the issuance of municipal securities (including regarding the structure, timing, terms and similar matters concerning municipal financial products or municipal securities issuances) or engage in the solicitation of municipal entities or obligated persons for the provision by non-affiliated persons of municipal advisory services and/or investment advisory services. With respect to this letter and any other information, materials or communications provided by the Purchaser: (a) the Purchaser and its representatives are not recommending an action to any municipal entity or obligated person; (b) the Purchaser and its representatives are not acting as an advisor to any municipal entity or obligated person and do not owe a fiduciary duty pursuant to Section 15B of the 1934 Act and the related final rules (the "Municipal Advisor Rules"), to any municipal entity or obligated person with respect to this letter, any other information, materials or communications; (c) the Purchaser and its representatives are acting for their own corporate interests; and (d) the City has been informed that it should discuss this letter and any such other information, materials or communications with any and all internal and external advisors and experts that the City deems appropriate before acting on this letter or any such other information, materials or communication.

14. In connection with the Purchaser's purchase of the Series 2025 Bonds: (a) the Purchaser is acting in an arm's length commercial transaction; (b) the Purchaser and its representatives and affiliates have financial and other interests that differ from those of the City; (c) the Purchaser is currently purchasing the Series 2025 Bonds for its own account in its normal and customary business practice; and (d) if the City would like a municipal advisor in this transaction that has legal fiduciary duties to it, it is free to engage a municipal advisor to serve in that capacity. In entering into the transaction evidenced by the Series 2025 Bonds, the Purchaser is relying on the "bank exemption" to the Municipal Advisor Rules.

IN WITNESS WHEREOF, _____ has hereunto set its hand as of this _____ day of _____, 2025.

_____, **as Purchaser**

By: _____

Title: _____

EXHIBIT B

FORM OF TAX PLEDGE AND SECURITY AGREEMENT

TAX PLEDGE AND SECURITY AGREEMENT

This Tax Pledge and Security Agreement is dated as of _____, 2025 (this "Pledge Agreement") and executed by and between Lafayette County, Mississippi (the "County"), acting by and through its Board of Supervisors (the "Board") and the City of Oxford, Mississippi (the "City"), acting by and through its Mayor and Board of Aldermen (together, the "Governing Body").

RECITALS

WHEREAS, the City and the County are authorized and empowered, either separately or jointly through Section 17-13-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Interlocal Act"), to undertake and carry out redevelopment projects within an area determined by the City to be in need of development and/or redevelopment and as designated appropriate for a development project in accordance with the Tax Increment Financing Act, Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "TIF Act" and, together with the Interlocal Act, the "Act"); and

WHEREAS, pursuant to the Act, the City and the County entered into the Interlocal Cooperation Agreement, dated as of January 1, 2019 (the "Interlocal Agreement"), for the purpose of assisting in the development of the Oxford Commons Project (the "Project"), as set forth in more detail in the TIF Plan (defined below), and providing the method of financing various infrastructure improvements in connection thereto; and

WHEREAS, the Interlocal Agreement has been submitted to the Attorney General of the State of Mississippi and has been approved thereby and a copy of the Interlocal Agreement and the Attorney General's approval is attached hereto as **EXHIBIT A**; and

WHEREAS, on October 2, 2018, after notice and public hearing, the City, acting by and through its Governing Body, adopted a resolution approving the *Tax Increment Financing Plan for Oxford Commons, City of Oxford, Mississippi, August 2018* (the "TIF Plan") which covers the real property described in the TIF Plan and the improvements located thereon (the "TIF District"); and

WHEREAS, on October 1, 2018, after notice and public hearing, the County, acting by and through its Board, adopted a resolution approving the TIF Plan; and

WHEREAS, the TIF Plan authorizes the issuance of tax increment financing bonds, in one or more series, in an amount not to exceed Eleven Million Dollars (\$11,000,000) in order to finance the installation and construction of various infrastructure improvements within the TIF District or on land adjacent to and serving the TIF District and the payment of certain costs in connection with the issuance of such tax increment financing bonds (the "Infrastructure Improvements"); and

WHEREAS, as authorized by a resolution of the Governing Body adopted on June 4, 2019 (the "2019 Bond Resolution"), the City issued its \$3,820,000 Tax Increment Financing Bonds (Oxford Commons Project), Series 2019 (the "Series 2019 Bonds") on October 17, 2019, for the purpose of providing financing for a portion of the cost of the Infrastructure Improvements; and

WHEREAS, on October 21, 2025, the Governing Body adopted a resolution (the "2025 Bond Resolution"), approving the sale and issuance of the City of Oxford, Mississippi Tax Increment Financing Bonds (Oxford Commons Project, Phase II), Series 2025 (the "Series 2025 Bonds") and together with the Series 2019 Bonds, the "TIF Bonds") in the principal amount of \$ _____ to finance a portion of the Infrastructure Improvements; and

WHEREAS, the City is authorized, pursuant to the Act, the TIF Plan, and the 2025 Bond Resolution, to issue the Series 2025 Bonds; and

WHEREAS, pursuant to the Interlocal Agreement and the 2025 Bond Resolution, the Series 2025 Bonds will be secured on parity with the Series 2019 Bonds by a pledge by the City of 100% of the incremental increase in the City's real and personal property ad valorem tax revenues generated from the Project within the TIF District (the "City's Ad Valorem Tax Increment"), and 100% of the incremental increase in the City's sales tax rebates, except for any sales tax rebates received by the City as a result of its special Food, Beverage and Hotel Tax and Tourism Tax, generated from the Project within the TIF District (the "City's Sales Tax Increment") and together with the City's Ad Valorem Tax Increment, the "City's Tax Increment"; and

WHEREAS, pursuant to the Interlocal Agreement and the 2025 Bond Resolution, the County has agreed to execute this Pledge Agreement under which the County will provide additional security for the TIF Bonds by pledging to the City, or its designee, through this Pledge Agreement, one hundred percent (100%) of the incremental increase in the County's real and personal property ad valorem tax revenues generated from the Project within the TIF District (the "County's Tax Increment") and together with the City's Tax Increment, the "Tax Increment"), all in accordance with the Interlocal Agreement and the 2025 Bond Resolution; and

WHEREAS, the Series 2025 Bonds will be sized based upon seventy-five percent (75%) of the actual Tax Increment taking into account any agreed upon coverage ratio and other costs in connection with the sale and issuance of such bonds.

NOW THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt of which is hereby acknowledged, the County hereby agrees as follows:

Section 1. The Pledge. In order to provide additional security for payment of the TIF Bonds, the County hereby irrevocably pledges to the City for payment of a portion of the principal of and the interest on the TIF Bonds, the debt service reserve funds created pursuant to the 2019 Bond Resolution and the 2025 Bond Resolution, and the fees and expenses associated with the TIF Bonds, one hundred percent (100%) of the County's Tax Increment. The amount of the tax revenues pledged and to be paid pursuant to this Pledge Agreement shall be determined on or before March 1 of each year and set forth in the Assessment Certificate of the County Tax Assessor (the "Assessment Certificate"), as executed in connection with the issuance of the TIF Bonds, subject to annual adjustment based on any change in each of the City and County millage rates as annually determined by the Governing Body and the Board, respectively, and the appraised value of the TIF District as determined by the County Tax Assessor. City and County ad valorem taxes for school district purposes shall not be subject to the pledge of ad valorem taxes set forth herein.

Section 2. Term of the Pledge. The pledge of tax revenues made pursuant to the Interlocal Agreement and this Pledge Agreement is irrevocable until such time as the entirety of the principal of and interest on the TIF Bonds and any fees and expenses associated therewith have been paid in full, whether at maturity or otherwise.

Section 3. Payment of Pledged Taxes. The annual Assessment Certificate shall be delivered to the Chancery Clerk of the County who shall forthwith cause the County's amount of taxes as set forth therein to be paid to the City Clerk of the City on or before March 1 of each year for payment, together with the City's Tax Increment, of the debt service on the TIF Bonds in accordance with the 2019 Bond Resolution and the 2025 Bond Resolution. After payment of the debt service on the TIF Bonds, any amounts of the Tax Increment remaining in the 2019 Bond Fund and the 2025 Bond Fund (as such terms are defined in the 2025 Bond Resolution) shall be moved by the City to the TIF Fund and distributed as provide in the 2019 Bond Resolution and the 2025 Bond Resolution to the City and/or the County by the City Clerk in the amount of the City and County's proportionate share of the Tax Increment. The City and the County shall deposit such excess Tax Increment to their respective general funds and used for any purpose authorize by law.

Section 4. Representations of the County. The County represents and warrants that this Pledge Agreement has been duly authorized by all necessary action on the part of the Board and upon execution and delivery will constitute a legal, valid, and binding obligation of the County, enforceable against the County in accordance with the terms and the provisions of this Pledge Agreement, except as may be limited bankruptcy laws or other creditors rights in general.

Section 5. Further Assurances. The County hereby agrees that at the request of the City that at any time, from time to time, that each will promptly execute and deliver all further instruments and documents and take all further action that may be necessary and desirable in order to carry out the transactions contemplated by this Pledge Agreement.

Section 6. Amendments. This Pledge Agreement may be amended from time to time upon the mutual written consent and agreement of both the City and the County, but no such amendment shall be effective with respect to any diminution of the amounts of tax revenues pledged pursuant to this Pledge Agreement.

Section 7. Agreement with registered owners of the TIF Bonds. Registered owners of the TIF Bonds shall be third party beneficiaries of the pledge under this Pledge Agreement and may enforce this Pledge Agreement by way of any remedy, proceeding in law or in equity available under the laws of the State of Mississippi and this Pledge Agreement shall constitute a contract with the respective registered owners of the TIF Bonds.

Section 8. Severability. Any provisions of this Pledge Agreement that are prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to such extent such prohibition of unenforceability without invalidating the remaining provisions hereof and any such prohibition or unenforceability in any jurisdiction shall not invalidate or render unenforceable such provision in any other jurisdiction.

Section 9. Execution in Counterparts. This Pledge Agreement may be executed by the parties hereto in separate counterparts, all of which taken together shall deem to constitute one and the same instrument. One or more counterparts of this Pledge Agreement may be delivered electronically or by facsimile with the intention that they will have the same effect as an original executed counterpart hereof.

[Remainder of Page Intentionally Left Blank; Signature Pages to Follow]

IN WITNESS WHEREOF, the County has caused this Tax Pledge and Security Agreement to be duly executed and delivered by its officers duly authorized as of the date and year first above written.

LAFAYETTE COUNTY, MISSISSIPPI

By _____
President of Board of Supervisors

ATTEST:

By _____
Chancery Clerk

(SEAL)

[Signature Page to Tax Pledge and Security Agreement]

IN WITNESS WHEREOF, the City has caused this Tax Pledge and Security Agreement to be duly executed and delivered by its officers duly authorized as of the date and year first above written.

CITY OF OXFORD, MISSISSIPPI

By _____
Mayor

ATTEST:

By _____
City Clerk

(SEAL)

[Signature Page to Tax Pledge and Security Agreement]

EXHIBIT A

INTERLOCAL COOPERATION AGREEMENT

EXHIBIT C
FORM OF REQUISITION

FORM OF REQUISITION
CITY OF OXFORD, MISSISSIPPI
TAX INCREMENT FINANCING BONDS
(OXFORD COMMONS PROJECT, PHASE II), SERIES 2025

REQUISITION NUMBER _____

Mayor and Board of Aldermen of the
City of Oxford, Mississippi
107 Courthouse Square
Oxford, Mississippi 38655

Ladies and Gentlemen:

The undersigned, Oxford Commons Improvements, LLC, as developer (the "Developer") of a residential, commercial, and mixed-use development (the "Project") located on approximately 600 acres between Highway 7 and Sisk Avenue (the "Project Site") within the City of Oxford, Mississippi (the "City") in connection with the above-described obligations (the "Series 2025 Bonds"), the Project and the construction and installation of certain improvements at or adjacent to the Project Site, as more particularly described in the Development and Reimbursement Agreement, dated December 18, 2018 (the "Agreement"), between the City and the Developer, and costs incidental to the construction by the Developer of certain infrastructure improvements in connection with the Project (the "Infrastructure Improvements"); hereby requests disbursement from the Tax Increment Project Fund, Oxford Commons Project, Phase II, Series 2025 (the "2025 Project Fund") established pursuant to Section 22 of the resolution of the Mayor and Board of Aldermen of the City adopted on October 21, 2025 (the "Bond Resolution") providing for the sale and issuance of the Series 2025 Bonds, in the amount of \$_____, payable to the Developer as follows:

Oxford Commons Improvements, LLC
2088 Old Taylor Road
Oxford, Mississippi 38655

The nature and purpose of the obligation for which payment is requested is described below:

The undersigned hereby certifies that such obligation has been properly incurred, is a proper charge against the 2025 Project Fund, and has not been the basis of any previous withdrawal from the 2025 Project Fund; that the Developer has no notice of any mechanic's,

materialmen's or other liens or rights to liens or other obligations which should be satisfied or discharged before payment of such obligation is made; that such obligation is or was reasonable and necessary in connection with the construction of the Infrastructure Improvements; and that such payment does not include any amount which is then entitled to be retained under any holdbacks or retainages provided for in any agreement.

The Developer is in full compliance with the terms and provisions of the Agreement. Copies of all invoices and related documents evidencing the obligation for which payment is requested are attached.

Terms not defined herein shall have the meanings set forth in, or by reference in, the Bond Resolution and the Agreement.

Dated: _____, 20____

Sincerely,

**OXFORD COMMONS IMPROVEMENTS,
LLC, a Mississippi limited liability company**

By: _____
David B. Blackburn, Manager

* * * *

Approved on _____, 20____

By _____
City Clerk of the City of
Oxford, Mississippi

Payment Made on _____, 20____

EXHIBIT D
ENGAGEMENT LETTER OF BUTLER SNOW LLP



October 21, 2025

Mayor and Board of Aldermen
City of Oxford
107 Courthouse Square
Oxford, Mississippi 38655

Re: Not to Exceed \$7,180,000 City of Oxford, Mississippi Tax Increment Financing Bonds (Oxford Commons Project, Phase II), Series 2025 (the "Bonds")

Ladies and Gentlemen:

The purpose of this engagement letter is to set forth certain matters concerning the services we will perform as bond counsel to the City of Oxford, Mississippi (the "City"), in connection with the above-referenced Bonds. We understand that the Mayor and Board of Aldermen of the City are authorized by Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Act"), to issue the Bonds for the purposes set forth therein, including, but not limited to, financing the costs of certain infrastructure improvements in connection with the development of a project known as "Oxford Commons," a residential, commercial, and mixed-use development (the "Project"). We further understand that the City will be responsible for paying our fees as bond counsel from the proceeds of the Bonds.

SCOPE OF ENGAGEMENT

In connection with this engagement, we expect to perform the following duties:

1. Subject to the completion of proceedings to our satisfaction, render our legal opinion (the "Bond Opinion") regarding the validity and binding effect of the Bonds, the source of payment and security for the Bonds, and the excludability of interest on the Bonds from gross income for federal and State of Mississippi (the "State") income tax purposes;
2. Prepare and review documents necessary or appropriate for the authorization, issuance and delivery of the Bonds and coordinate the authorization and execution of such documents;
3. Assist the City, if applicable, in seeking from any other governmental authorities such approvals, permissions, and exemptions as we determine are necessary or appropriate in connection with the authorization, issuance and delivery of the Bonds;
4. Review legal issues relating to the structure of the Bonds;
5. Assist in compiling and pursuing the validation proceedings under State law;

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Ridgeland, MS 39158-6010

T 601.948.5711
F 601.985.4500
www.butlersnow.com

Suite 1400
1020 Highland Colony Park
Ridgeland, Mississippi 39157

BUTLER SNOW LLP

6. Assist the City, if required, in preparing a preliminary official statement and an official statement (together, the "Official Statement") and subject to satisfactory completion of our review, provide to the City written advice that in the course of our participation, no information has come to our attention that leads us to believe that the Official Statement, as of its date (except for financial statements, other statistical data, feasibility reports and statements of trends and forecasts and book-entry language contained in the Official Statement and its appendices, as to which we will express no opinion), contains any untrue statement of material fact or omits to state any material fact necessary to make the statements in the Official Statement, in light of the circumstances under which they were made, not misleading;

7. Assist the City, if applicable, in presenting information to bond rating agencies, and providers of credit enhancement relating to legal issues affecting the issuance of the Bonds; and

8. Draft a continuing disclosure undertaking of the City, if required.

Our Bond Opinion will be addressed to the City and will be delivered by us on the date of delivery of the Bonds. The Bond Opinion will be based on facts and laws existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the City, if applicable, with applicable laws relating to the Bonds. During the course of this engagement, we will rely on you to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security. We understand that you will direct members of your staff and other employees of the City to cooperate with us in this regard. In rendering our Bond Opinion, we will expressly rely upon other counsel as to due authorization, execution and delivery of the documents executed by the City.

Our duties in this engagement are limited to those expressly set forth above. Among other things, our duties under this engagement, without a separate engagement as may hereafter be agreed between the parties, do not include:

(a) Except as described in paragraph 6 above, assisting in the preparation or review of the Official Statement or any other disclosure document, if applicable, with respect to the Bonds, or performing an independent investigation to determine the accuracy, completeness, or sufficiency of any such document or rendering advice that the Official Statement or other disclosure document, if applicable, does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading;

(b) Preparing request for tax rulings from the Internal Revenue Service ("IRS") or no action letters from the Securities and Exchange Commission ("SEC");

(c) Preparing Blue Sky or investment surveys with respect to the Bonds;

(d) Drafting State constitutional or legislative amendments;

(e) Pursuing test cases or other litigation, such as contested validation proceedings;

(f) Making an investigation or expressing any view as to the creditworthiness of the City or the Bonds;

(g) Except as described in paragraph 8 above and if applicable, assisting in the preparation of, or opining on, a continuing disclosure undertaking pertaining to the Bonds, or, after closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking;

(h) Representing the City in IRS examinations or inquiries, or SEC investigations;

(i) After closing, providing continuing advice to the City or any other party concerning any actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (e.g., our engagement does not include rebate calculations);

(j) Giving and/or providing any financial advice or recommendations concerning the issuance of the Bonds as mandated by SEC rules; or

(k) Addressing any other matters not specifically set forth above that is not required to render our Bond Opinion.

ATTORNEY-CLIENT RELATIONSHIP

Upon execution of this engagement letter, the City will be our client and an attorney-client relationship will exist between us. We understand that counsel to the City will assist with the issuance of the Bonds, particularly as to the authorization, execution and delivery of bond documents. We assume that all other parties will retain such counsel, as they deem necessary and appropriate to represent their interest in this transaction. In performing our services as bond counsel, we will represent the interest of the City. We will not be representing any other party and will not be acting as an intermediary among the parties. Our services as Bond Counsel are limited to those contracted for in this letter, and the City's execution of this engagement letter will constitute an acknowledgment of those limitations. Our representation of the City will not affect, however, our responsibility to render an objective Bond Opinion.

Our representation of the City and the attorney-client relationship created by this engagement letter will be concluded upon issuance of the Bonds. Nevertheless, subsequent to the closing of the Bonds, we will mail, if required, to the IRS the appropriate IRS Form 8038-G and prepare and distribute to the participants in the transaction a transcript of the proceedings pertaining to the Bonds.

PROSPECTIVE CONSENT

As you are aware, Butler Snow represents many political subdivisions, companies and individuals. It is possible that during the time that we are representing the City, one or more of our present or future clients will have transactions with the City. It is also possible that we may be asked to represent, in an unrelated matter, one or more of the entities involved in the issuance of the Bonds. We do not believe that such representation, if it occurs, will adversely affect our ability to represent you as provided in this engagement letter, either because such matters will be sufficiently different from the issuance of the Bonds so as to make such representations not

adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds. Execution of this engagement letter will signify the City's consent to our representation of others consistent with the circumstances described in this paragraph except in the case of litigation involving the City.

FEES

Our fees for the duties we will undertake pursuant to this engagement letter and the responsibilities we will assume in connection therewith, will be negotiated with the City based upon our understanding of the terms, structure, size and schedule of the Bonds and the time we anticipate devoting to the Bonds.

If the financing is not consummated, we understand and agree that we will not be paid for our time expended on your behalf but will be paid for client charges made or incurred on your behalf.

Regardless of the above, we reserve the right that our fee may vary: (a) if the principal amount of the Bonds actually issued differs significantly from the amount stated above; (b) if material changes in the structure or schedule of the financing occur; or (c) if unusual or unforeseen circumstances arise, which require a significant increase in our time or responsibility. If, at any time, we believe that circumstances require an adjustment of our original fee estimate, we will advise you and prepare and provide to you an amendment to this engagement letter.

RECORDS

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retain by us after the termination of this engagement.

If the foregoing terms are acceptable to you, please so indicate by returning the enclosed copy of this engagement letter dated and signed by an authorized officer, retaining the original for your files.

Thank you again for this opportunity to be of service. We look forward to working with you.

Sincerely,

BUTLER SNOW LLP



Sue H. Fairbank

Accepted and Approved:

CITY OF OXFORD, MISSISSIPPI

BY: _____
Mayor

Dated: _____

Authorized by resolution of the Mayor and Board of Aldermen of the City of Oxford, Mississippi, dated October 21, 2025.

EXHIBIT E

IRMA LETTER OF GOVERNMENT CONSULTANTS, INC.



GOVERNMENT CONSULTANTS, INC.

Consulting & Municipal Advisory Firm

116 Village Boulevard
Madison, Mississippi 39110

Telephone: (601) 982-0005
Facsimile: (601) 982-2448
Email: gcms@gc-ms.net

October 21, 2025

Mayor and Board of Aldermen
City of Oxford, Mississippi
107 Courthouse Square
Oxford, Mississippi 38655

Re: City of Oxford, Mississippi
Not to Exceed \$7,180,000 City of Oxford, Mississippi Tax Increment Financing Bonds (Oxford Commons Project, Phase II), in one or more taxable or tax-exempt series (collectively, the "Bonds")
Disclosure and Engagement Letter (the "Letter")

Dear Mayor and Board of Aldermen,

We are writing to provide certain disclosures to you as representative of the City of Oxford, Mississippi (the "Issuer") as required by the Securities and Exchange Commission ("SEC") and Municipal Securities Rulemaking Board ("MSRB"). Government Consultants, Inc. ("GCI" or the "Municipal Advisor") is an Independent Registered Municipal Advisor and welcomes the opportunity to provide municipal advisory services to you relative to the issuance of the above referenced Bonds.

Disclosures Concerning our Role as Municipal Advisor

- (i) The Municipal Advisor has a fiduciary duty to you. This is different than an underwriter, if any, who only has an obligation to deal fairly with you. The underwriter, if any, has financial and other interests that differ from yours, unlike the Municipal Advisor who has no financial or other interests that differ from your own.
- (ii) We shall provide advice concerning the structure, timing, terms, sizing and other similar matters related to any potential bond or debt issuance.
- (iii) We shall make a reasonable inquiry to the relevant facts that help determine which course of action best suits your interests. A reasonable analysis will be conducted to determine that all advice and/or recommendation(s), are not based on materially inaccurate or incomplete information.
- (iv) We shall evaluate possible material risks, benefits and alternatives related to the Bonds.
- (v) Our duties are limited to this transaction and the above-mentioned disclosures.

The MSRB provides a brochure covering information for municipal advisory client protections and appropriate regulatory authority contact information on the MSRB homepage at <http://www.msrb.org>.

Disclosure Concerning Conflicts of Interest and Other Information

MSRB Rule G-42 requires that GCI provide in writing any disclosures relating to actual or potential material conflicts of interest, including certain categories of potential conflicts of interest identified in MSRB Rule G-42, if applicable. After reasonable due diligence by GCI, there are no known material conflicts of interest that may affect GCI's ability to serve as a municipal advisor to you. In accordance with MSRB Rule G-42, GCI will follow its fiduciary duty, that includes the duty of loyalty and the duty of care to the Issuer and to disclose our role and duties as a Municipal Advisor. Our primary obligation is to always act in your best interest. There are no other known material conflict(s) of interest at the time of engagement.

If any new or additional material conflict(s) of interest occurs after the delivery and execution of this Letter, GCI will disclose all new material conflict(s) of interest to the you.

Disclosure Concerning the Compensation

Our compensation for serving as municipal advisor will be contingent on the issuance of the Bonds and is based, in part, on the size of the bonds. We will negotiate with you as to compensation and will be paid upon closing of the transaction(s). The Municipal Advisor will abide by its fiduciary duty to you and provide unbiased and independent advice as required by the MSRB.

Disclosure of Information Regarding Legal Events and Disciplinary History

GCI recommends potential clients to undertake its own evaluation of GCI's regulatory history, professional qualifications, and other material issues. Such information, whether material or not, must be reported on Form MA and/or MA-I filed with the SEC. There are no recent changes made on any Form MA or Form MA-I, which are available and can be viewed on the SEC's EDGAR system website at <http://www.sec.gov/edgar/searchedgar/companysearch.html>.

Disclosure Relating to Issuing Bonds

As with any issuance of debt, your obligation to pay principal and interest when due, will be a contractual obligation that will require that these payments be made no matter what budget restraints may be encountered. Your failure to pay principal and interest when due, could cause you to be in default. A default may negatively impact your credit ratings and may effectively limit your ability to publicly offer other debts at market rate levels.

Please be aware of the following basic aspects of the Bonds:

Fixed rate debt is an interest-bearing obligation that contains rates specified at closing and will not change while the bonds are outstanding. Maturity dates are fixed at the time of the closing and may include serial maturities (specified principal amounts are payable on the same date each year until final maturity) or a term maturity (specified principal amounts are payable on each term maturity date) or a combination of serial and term maturities. Interest on fixed rate bonds is typically paid semiannually at a stated fixed rate or rates for each maturity.

Revenue bonds are a debt obligation secured by a pledge of incomes and revenues (fees, rates or rentals). You pledge to use the lawfully available net revenues of the fund or funds in the manner as described in the documents related to issuance for the repayment of the Bonds.

Additionally, the Bonds may will be offered as federally taxable obligations.

Additionally, the Bonds may be offered as federally tax-exempt obligations. This requires that you comply with various Internal Revenue Service ("IRS") requirements and restrictions relating to how you use and invest the proceeds of the bond issue, how you use any facilities constructed with the proceeds of the bond issue and other restrictions throughout the term of the Bonds.

It is recommended that you consult with bond counsel on such tax matters related to the issuance of the Bonds.

Disclosure Concerning the Term of Engagement

The Term of Engagement is effective on the execution date of the document that employed GCI as your appointed municipal advisor and ends upon the closing and delivery of the Bonds. The Engagement may be terminated with or without cause by either party. A written notice must be delivered to the other party, specifying the effective date of the termination.

Acknowledgement

We must seek your acknowledgement that you have received this Letter. Accordingly, please acknowledge receipt of this Letter on in the space provided below. If you are not authorized to execute this Letter, please notify GCI immediately so the correct individual may be contacted. Please let us know if you have any questions or concerns.

Sincerely,

Government Consultants, Inc.

BY: _____



Steve Pittman

RECEIPT ACKNOWLEDGEMENT

BY: _____

Signature

Robyn Tannehill, Mayor, City of Oxford, Mississippi

Authorized Representative's Name

EXHIBIT F

G-17 LETTER OF RAYMOND JAMES & ASSOCIATES, INC.

October 21, 2025

City of Oxford, Mississippi

Attn: Mayor Robyn Tannehill

Re: Required Representation by Issuer, Engagement of, and Disclosures by
Underwriter/Senior Managing Underwriter or Placement Agent, as the case may be
Pursuant to SEC Municipal Advisor Rule and MSRB Rule G-17
City of Oxford, Mississippi Tax Increment Financing Bonds, Series 2025

Dear Mayor Tannehill:

We are writing to (a) confirm our engagement as underwriting or placement agent, as the case may be; (b) request the Required Representation by the City of Oxford, Mississippi ("Issuer"); and (c) provide you, as Mayor of the Issuer, with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Securities and Exchange Commission's Municipal Advisor Rule ("MA Rule"), and the Municipal Securities Rulemaking Board ("MSRB") Rule G-17 as set forth in MSRB Notice 2019-20 (Nov. 8, 2019).¹

The Issuer hereby confirms and engages Raymond James & Associates, Inc. ("RJA"), to serve as an underwriter or placement agent, as the case may be, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds.

As part of our services as underwriter or placement agent, RJA may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds.

Additionally, pursuant to an exemption provided for in the MA Rule, RJA would not be considered the Issuer's municipal advisor if the Issuer is already represented by an independent registered municipal advisor (an "IRMA") with respect to the same aspects upon which RJA provides financing ideas and recommendations to the Issuer (the "IRMA Exemption"). To rely upon the IRMA Exemption, the MA Rule requires RJA to obtain the following representation directly from the Issuer:

Required Representation by Issuer: Issuer hereby represents that it is represented by, and will rely upon (i.e., seek and consider) the advice of Government Consultants, Inc. ("Municipal Advisor"), an independent registered municipal advisor, in connection with any advice or recommendations that RJA may provide the Issuer relating to the issuance of municipal securities and/or municipal financial products.

By counter signing this letter, the Issuer hereby makes, and provides to RJA, the above Required Representation by Issuer. Furthermore, the MA Rule requires RJA to provide the Issuer with the following disclosure

Required Disclosure by RJA: By obtaining the above Required Representation by Issuer, RJA is not a municipal advisor to the Issuer and is not subject to the fiduciary duty set forth in Section

¹ Revised Interpretive Notice Concerning the Application of MSRB Rule G-17 to Underwriters of Municipal Securities (effective Mar. 31, 2021).

15B(c)(1) of the Securities Exchange Act of 1934 with respect to any such issuance of municipal securities and/or municipal financial products.

Finally, the following G-17 conflict of interest disclosures are now broken down into three types, including: (I) dealer-specific conflicts of interest disclosures (if applicable), (II) transaction-specific disclosures (if applicable), and (III) standard disclosures.

I. Dealer-Specific Conflicts of Interest Disclosures

RJA has identified the following potential or actual dealer-specific material conflicts or business relationships we wish to call to your attention. When we refer to *potential* material conflicts throughout this letter, we refer to ones that are reasonably likely to mature into *actual* material conflicts during the course of the transaction, which is the standard required by MSRB Rule G-17.

In the ordinary course of its various business activities, RJA and its affiliates, officers, directors, and employees may purchase, sell or hold a broad array of investments and may actively trade securities, derivatives, loans, commodities, currencies, credit default swaps, and other financial instruments for their own account and for the accounts of customers. Such investment and trading activities may involve or relate to assets, securities and/or instruments of the Issuer (whether directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the Issuer. RJA and its affiliates also may communicate independent investment recommendations, market advice or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and at any time may hold, or recommend to clients that they should acquire, long and/or short positions in such assets, securities and instruments.

Additionally, in the ordinary course of its business, RJA and its affiliates may have engaged, and may in the future engage, in transactions with, and perform services for, the Issuer and its affiliates, including without limitation, investment bidding agent services, for which they received or will receive customary fees and expenses.

Further, we understand that the Issuer may, in certain situations, use a portion of the proceeds from the issuance of the Bonds to refund certain of the Issuer's outstanding securities (the "Refunded Bonds"). To the extent that RJA or an affiliate thereof owns Refunded Bonds, RJA or its affiliate, as the case may be, would receive a portion of the proceeds from the issuance of the Bonds.

II. Transaction-Specific Disclosures

- Disclosures Concerning Complex Municipal Securities Financing:
 - Because we have recommended to the Issuer a financing structure that may be a "complex municipal securities financing" for purposes of MSRB Rule G-17, attached is a description of the material financial characteristics of that financing structure as well as the material financial risks of the financing that are known to us and reasonably foreseeable at this time.

III. Standard Disclosures

- Disclosures Concerning the Underwriters' or Placement Agent's Role:

- MSRB Rule G-17 requires an underwriter or a placement agent to deal fairly at all times with both issuers and investors.
- The underwriters' primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters have financial and other interests that differ from those of the Issuer.
- The placement agent's primary role is to procure one or more purchases of the Bonds in an arm's-length commercial transaction with the Issuer. The placement agent has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, an underwriter or placement agent does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.
- The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.
- The underwriters have a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- The placement agent has a duty to procure a purchaser of the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with their duty to place the Bonds with purchasers at prices that are fair and reasonable.
- The underwriters or placement agent will review the official statement or offering document, if any, for the Bonds in accordance with, and a part of, their respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction. Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement or offering document, if any, by the underwriters or placement agent, as the case may be, is solely for purposes of satisfying the underwriters' or placement agent's obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.
- Disclosures Concerning the Underwriters' or Placement Agent's Compensation:
 - The underwriters will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriters may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.
 - The placement agent will be compensated by a fee that will be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of

the placement agent fee or may be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the placement agent may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary

If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

Please note that nothing in this letter should be viewed as either (i) a commitment by the underwriters to purchase or sell all the Bonds and any such commitment will only exist upon the execution of any bond purchase agreement or similar agreement and then only in accordance with the terms and conditions thereof, or (ii) a commitment by the placement agent to place the Bonds.

Either (x) you have been identified by the Issuer as a primary contact for the Issuer's receipt of these disclosures, or (y) it is our understanding that you have the authority to bind the Issuer by contract with us; and, in either case, you are not a party to any disclosed conflict of interest relating to the subject transaction. If the preceding sentence is incorrect, please notify the undersigned immediately.

Under SEC and MSRB Rules, we are required to (i) confirm our role and engagement as underwriter or placement agent of the Bonds, (ii) receive the Required Representation by Issuer, **and** (iii) seek your acknowledgement that you have received this letter. Accordingly, please send me an email (1) confirming that RJA is engaged as underwriter or placement agent, as the case may be, of the Bonds, (2) making the Required Representation by Issuer, **and** (3) acknowledging your receipt hereof. Alternatively, you may sign, scan, and return this letter to me via email.

Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or potential material conflicts are identified, we may be required to send you additional disclosures regarding the material financial characteristics and risks of such transaction and/or describing those conflicts. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you and the Issuer in connection with the issuance of the Bonds.
We appreciate your business.

Sincerely,



Lindsey Rea
Managing Director
RAYMOND JAMES & ASSOCIATES, INC.

Confirmed, Made, and Acknowledged:

CITY OF OXFORD, MISSISSIPPI

By: _____
Mayor of the City of Oxford, Mississippi
Date: _____

CC: Government Consultants, Inc. (Municipal Advisor)
Butler Snow LLP (Bond Counsel)
Mayo Mallette, PLLC (Issuer's Counsel)

Attached: Financing Disclosures

Fixed Rate Structure Disclosure

The following is a general description of the financial characteristics and security structures of fixed rate municipal bonds ("Fixed Rate Bonds"), as well as a general description of certain financial risks that are known to us and reasonably foreseeable at this time and that you should consider before deciding whether to issue Fixed Rate Bonds. If you have any questions or concerns about these disclosures, please make those questions or concerns known immediately to us. In addition, you should consult with your financial and/or municipal, legal, accounting, tax, and other advisors, as applicable, to the extent you deem appropriate.

Financial Characteristics

Maturity and Interest. Fixed Rate Bonds are interest-bearing debt securities issued by state and local governments, political subdivisions and agencies and authorities, whether for their benefit or as a conduit issuer for a nongovernmental entity. Maturity dates for Fixed Rate Bonds are fixed at the time of issuance and may include serial maturities (specified principal amounts are payable on the same date in each year until final maturity) or one or more term maturities (specified principal amounts are payable on each term maturity date) or a combination of serial and term maturities. The final maturity date typically will range between 10 and 30 years from the date of issuance. Interest on the Fixed Rate Bonds typically is paid semiannually at a stated fixed rate or rates for each maturity date.

Redemption. Fixed Rate Bonds may be subject to optional redemption, which allows you, at your option, to redeem some or all the bonds on a date prior to scheduled maturity, such as in connection with the issuance of refunding bonds to take advantage of lower interest rates. Fixed Rate Bonds will be subject to optional redemption only after the passage of a specified period, often approximately ten years from the date of issuance, and upon payment of the redemption price set forth in the bonds, which may include a redemption premium. You will be required to send out a notice of optional redemption to the holders of the bonds, usually not less than 30 days prior to the redemption date. Fixed Rate Bonds with term maturity dates also may be subject to mandatory sinking fund redemption, which requires you to redeem specified principal amounts of the bonds annually in advance of the term maturity date. The mandatory sinking fund redemption price is 100% of the principal amount of the bonds to be redeemed.

Security

Payment of principal of and interest on a municipal security, including Fixed Rate Bonds, may be backed by various types of pledges and forms of security, some of which are described below.²

General Obligation Bonds. "General obligation (GO) bonds" are debt securities to which your full faith and credit is pledged to pay principal and interest. If you have taxing power, generally you will pledge to use your ad valorem (property) taxing power to pay principal and interest. The debt service on "unlimited tax" GO bonds are paid from ad valorem taxes which are not subject to state constitutional property tax millage limits, whereas "limited tax" GO Bonds are subject to such limits.

² The discussion of security characteristics is limited to general obligation and revenue bond structures. This summary should be expanded and modified, as necessary, for other security structures, such as bonds that are secured by a double-barreled pledge (general obligation and revenues), annual appropriations or a moral obligation of the issuer or another governmental entity. If the security for the bonds is known at the time this disclosure is provided to the issuer, include only those portions relevant to the actual security for the bonds.

General obligation bonds constitute a debt and, depending on applicable state law, may require that you obtain approval by voters prior to issuance. In the event of default in required payments of interest or principal, the holders of general obligation bonds generally will have certain rights under state law to compel you to impose a tax levy.

Revenue Bonds. “Revenue bonds” are debt securities that are payable only from a specific source or sources of revenues. Revenue bonds are not a pledge of your full faith and credit, and you (or, if you are a conduit issuer, the obligor, as described in the following paragraph) are obligated to pay principal and interest on your revenue bonds only from the revenue source(s) specifically pledged to the bonds. Revenue bonds do not permit the bondholders to compel you to impose a tax levy for payment of debt service. Pledged revenues may be derived from operation of the financed project or system, grants or excise or other specified taxes. Generally, subject to state law or local charter requirements, you are not required to obtain voter approval prior to issuance of revenue bonds. If the specified source(s) of revenue become inadequate, a default in payment of principal or interest may occur. Various types of pledges of revenue may be used to secure interest and principal payments on revenue bonds. The nature of these pledges may differ widely based on state law, the type of issuer, the type of revenue stream and other factors.

Some revenue bonds (conduit revenue bonds) may be issued by a governmental issuer acting as a conduit for the benefit of a private sector entity or a 501(c)(3) organization (the obligor). Conduit revenue bonds commonly are issued for not-for-profit hospitals, educational institutions, single and multi-family housing, airports, industrial or economic development projects, and student loan programs, among other obligors. Principal and interest on conduit revenue bonds normally are paid exclusively from revenues pledged by the obligor. Unless otherwise specified under the terms of the bonds, you are not required to make payments of principal or interest if the obligor defaults.

The description above regarding “Security” is only a summary of certain possible security provisions for the bonds and is not intended as legal advice. You should consult with your bond counsel for further information regarding the security for the bonds.

Financial Risk Considerations

Certain risks may arise in connection with your issuance of Fixed Rate Bonds, including some or all the following (generally, the obligor, rather than the issuer, will bear these risks for conduit revenue bonds):

Issuer Default Risk. You may be in default if the funds pledged to secure your bonds are not enough to pay debt service on the bonds when due. The consequences of a default may be serious for you and, depending on applicable state law and the terms of the authorizing documents, the holders of the bonds, the trustee and any credit support provider may be able to exercise a range of available remedies against you. For example, if the bonds are secured by a general obligation pledge, you may be ordered by a court to raise taxes. Other budgetary adjustments also may be necessary to enable you to provide sufficient funds to pay debt service on the bonds. If the bonds are revenue bonds, you may be required to take steps to increase the available revenues that are pledged as security for the bonds. A default may negatively impact your credit ratings and may effectively limit your ability to publicly offer bonds or other securities at market interest rate levels. Further, if you are unable to provide sufficient funds to remedy the default, subject to applicable state law and the terms of the authorizing documents, you may find it necessary to consider available alternatives under state law, including (for some issuers) state-mandated receivership or bankruptcy. A default also may occur if you are unable to comply with covenants or other provisions agreed to in connection with the issuance of the bonds.

This description is only a summary of issues relating to defaults and is not intended as legal advice. You should consult with your bond counsel for further information regarding defaults and remedies.

Redemption Risk. Your ability to redeem the bonds prior to maturity may be limited, depending on the terms of any optional redemption provisions. If interest rates decline, you may be unable to take advantage of the lower interest rates to reduce debt service.

Refinancing Risk. If your financing plan contemplates refinancing some or all the bonds at maturity (for example, if you have term maturities or if you choose a shorter final maturity than might otherwise be permitted under the applicable federal tax rules), market conditions or changes in law may limit or prevent you from refinancing those bonds when required.

Reinvestment Risk. You may have proceeds from the issuance of the bonds available to invest prior to the time that you are able to spend those proceeds for the authorized purpose. Depending on market conditions, you may not be able to invest those proceeds at or near the rate of interest that you are paying on the bonds, which is referred to as “negative arbitrage”.

Tax Compliance Risk. The issuance of tax-exempt bonds is subject to several requirements under the United States Internal Revenue Code, as enforced by the Internal Revenue Service (IRS). You must take certain steps and make certain representations prior to the issuance of tax-exempt bonds. You also must covenant to take certain additional actions after issuance of tax-exempt bonds. A breach of your representations or your failure to comply with certain tax-related covenants may cause the interest on bonds to become taxable retroactively to the date of issuance of the bonds, which may result in an increase in the interest rate that you pay on the bonds or the mandatory redemption of the bonds. The IRS also may audit you or your bonds, in some cases on a random basis and in other cases targeted to specific types of bond issues or tax concerns. If tax-exempt bonds are declared taxable, or if you are subject to audit, the market price of your bonds may be adversely affected. Further, your ability to issue other tax-exempt bonds also may be limited.

This description of tax compliance risks is not intended as legal advice and you should consult with your bond counsel regarding tax implications of issuing the bonds.

EXHIBIT G
REQUISITION NO. 1 OF DEVELOPER

FORM OF REQUISITION
CITY OF OXFORD, MISSISSIPPI
TAX INCREMENT FINANCING BONDS
(OXFORD COMMONS PROJECT, PHASE II), SERIES 2025

REQUISITION NUMBER 1

Mayor and Board of Aldermen of the
City of Oxford, Mississippi
107 Courthouse Square
Oxford, Mississippi 38655

Ladies and Gentlemen:

The undersigned, Oxford Commons Improvements, LLC, as developer (the "Developer") of a residential, commercial, and mixed-use development (the "Project") located on approximately 600 acres between Highway 7 and Sisk Avenue (the "Project Site") within the City of Oxford, Mississippi (the "City") in connection with the above-described obligations (the "Series 2025 Bonds"), the Project and the construction and installation of certain improvements at or adjacent to the Project Site, as more particularly described in the Development and Reimbursement Agreement, dated December 18, 2018 (the "Agreement"), between the City and the Developer, and costs incidental to the construction by the Developer of certain infrastructure improvements in connection with the Project (the "Infrastructure Improvements"); hereby requests disbursement from the Tax Increment Project Fund, Oxford Commons Project, Phase II, Series 2025 (the "2025 Project Fund") established pursuant to Section 22 of the resolution of the Mayor and Board of Aldermen of the City adopted on October 21, 2025 (the "Bond Resolution") providing for the sale and issuance of the Series 2025 Bonds, in the amount of \$6,000,000, payable to the Developer as follows:

Oxford Commons Improvements, LLC
825 Sisk Ave., Suite 200
Oxford, Mississippi 38655

The nature and purpose of the obligation for which payment is requested is described below:

Design and construction of public improvements in the Oxford Commons TIF District including utilities (such as water and sewer; stormwater improvements; roads, sidewalks, curbs and gutters; related erosion controls, materials, and site preparation; related engineering, design and other soft costs related to same; and TIF plan preparation fees.

The undersigned hereby certifies that such obligation has been properly incurred, is a proper charge against the 2025 Project Fund, and has not been the basis of any previous withdrawal from the 2025 Project Fund; that the Developer has no notice of any mechanic's, materialmen's or other liens or rights to liens or other obligations which should be satisfied or

discharged before payment of such obligation is made; that such obligation is or was reasonable and necessary in connection with the construction of the Infrastructure Improvements; and that such payment does not include any amount which is then entitled to be retained under any holdbacks or retainages provided for in any agreement.

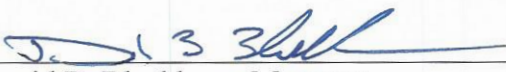
The Developer is in full compliance with the terms and provisions of the Agreement. Copies of all invoices and related documents evidencing the obligation for which payment is requested are attached.

Terms not defined herein shall have the meanings set forth in, or by reference in, the Bond Resolution and the Agreement.

Dated: October 13, 2025.

Sincerely,

**OXFORD COMMONS IMPROVEMENTS,
LLC, a Mississippi limited liability company**

By: 
David B. Blackburn, Manager

* * * *

Approved on _____, 20____

By _____
City Clerk of the City of
Oxford, Mississippi

Payment Made on _____, 20____

97660452.v1

1:01 PM

01/09/25

Accrual Basis

EXHIBIT 2: Oxford Commons Requisition #2
Oxford Commons Improvements, LLC
Transactions by Account
All Transactions

only ticked invoices included
Total \$283,327.17

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
19940 - Requisition No. 2									
Bill	09/17/2019	409509	SEC Planning LLC	Project 19008...		20100 - Accou...	3,494.41		3,494.41
Bill	10/01/2019	PB000...	Elliott & Britt Engine...	Project Sisk-H...		20100 - Accou...	6,680.25		10,174.66
Bill	10/01/2019	1012	Gouras & Associates	inv 1012 Oxfo...		20100 - Accou...	100,000.00		110,174.66
Bill	10/09/2019	58405	Smith Lawn Manage...	acct 1323 inv ...		20100 - Accou...	1,750.00		111,924.66
Bill	10/09/2019	6865-25	Precision Engineerin...	06865 Oxford ...		20100 - Accou...	1,020.60		112,945.26
Bill	11/07/2019	29145...	Home Depot	Roundabout s...		20100 - Accou...	92.62		113,037.88
Bill	11/07/2019	29145...	Home Depot	Roundabout s...		20100 - Accou...	60.77		113,098.65
Bill	11/22/2019	7269	Fulgham's Inc.	inv 7269		20100 - Accou...	3,150.00		116,248.65
Bill	12/16/2019	12108	Smith Lawn Manage...	Invoice 12108...		20100 - Accou...	42,041.50		158,290.15
Bill	12/17/2019	556	BMC General Contr...	Sign		20100 - Accou...	12,000.00		170,290.15
Bill	12/27/2019	AFP2 ...	M & N Excavators Inc			20100 - Accou...	120,453.17		290,743.32
Bill	01/29/2020	PB000...	Elliott & Britt Engine...	Sisk-Hwy 7 In...		20100 - Accou...	2,800.00		293,543.32
Bill	02/05/2020	567	BMC General Contr...	Oxford Comm...		20100 - Accou...	13,000.00		306,543.32
Bill	03/10/2020	PB001...	Elliott & Britt Engine...	Invoice PB00...		20100 - Accou...	8,696.50		315,239.82
Bill	07/06/2020	App 1	Desoto County Elect...	App 1		20100 - Accou...	23,503.00		338,742.82
Bill	08/10/2020	App 2	Desoto County Elect...	App 2		20100 - Accou...	47,113.35		385,856.17
Bill	09/08/2020	App 3	Desoto County Elect...	App 3		20100 - Accou...	34,077.45		419,933.62
Bill	11/23/2020	Invoic...	BMC General Contr...	Invoice 870 E...		20100 - Accou...	18,500.00		438,433.62
Bill	01/06/2021	App 4	Desoto County Elect...	App 4		20100 - Accou...	57,171.86		495,605.48
Bill	01/12/2021	Retain...	Desoto County Elect...	Retainage - Si...		20100 - Accou...	8,519.25		504,124.73
Bill	03/23/2021	PB001...	Elliott & Britt Engine...	PB0013-R116...		20100 - Accou...	5,046.25		509,170.98
Total 19940 - Requisition No. 2							509,170.98	0.00	509,170.98
TOTAL							509,170.98	0.00	509,170.98

**SEC Planning, LLC**

Land Planning + Landscape Architecture + Community Branding

4201 W. Parmer Lane, Building A, Suite 220, Austin, Texas 78727
t 512.246.7003 + info@secplanning.com + www.secplanning.com**Invoice**

6275

\$3,494.41

Jake Muse
The Blackburn Group, LLC
2088 Old Taylor Rd.
Oxford, MS 38655

September 12, 2019

Project No: 190084

Invoice No: 409509

SEC Contact: Mark Baker

Project 190084

Entry Design for Oxford Commons Roundabout

Professional Services from August 1, 2019 to August 31, 2019

Phase	LA01	Conceptual Design			
Billing Limits			Current	Prior	To-Date
Total Billings			0.00	8,201.25	8,201.25
Limit					9,000.00
Remaining					798.75
Total this Phase					0.00

Phase	REIM	Reimbursables			
Reimbursable Expenses					
Miscellaneous					
8/31/2019	Printer Log	11 x 17 prints		32.80	
8/31/2019	Plotter Log	24 x 36 plots		164.00	
	Total Reimbursables			196.80	196.80
Billing Limits			Current	Prior	To-Date
Total Billings			196.80	2.40	199.20
Limit					200.00
Remaining					.80
Total this Phase					\$196.80

Phase	SVCS	Additional Services			
Professional Personnel					
			Hours	Rate	Amount
Principal			1.00	150.00	150.00
Senior Project Manager			18.00	120.00	2,160.00
Staff Planner/LA I			2.50	85.00	212.50
Administrative			.25	65.00	16.25
	Totals		21.75		2,538.75
	Total Labor				2,538.75
Reimbursable Expenses					
Capital One Bank (USA), N.A.					
8/16/2019	Capital One Bank (USA), N.A.	CLARB Board Record Transmittal for MS Licensure		395.00	
8/16/2019	Capital One Bank (USA), N.A.	Mississippi PLA Licensure		360.26	
Miscellaneous					
8/31/2019	Printer Log	11 x 17 prints color		3.60	
	Total Reimbursables			758.86	758.86

***PLEASE REMIT PAYMENT TO: SEC Planning, LLC, 4201 W. Parmer Lane, Bldg. A, Suite 220, Austin, Texas 78727

EXHIBIT 2: Oxford Commons Requisition #2

Project	190084	Entry Design for Oxford Commons Roundabo	Invoice	409509
Total this Phase				\$3,297.61
TOTAL THIS INVOICE				\$3,494.41

Payment due 30 days from date of Invoice.

**ELLIOTT & BRITT
ENGINEERING, P.A.****INVOICE****P.O. BOX 308 / 823 N. LAMAR****OXFORD, MS 38655**

PH: 662.234.1763 FAX: 662.234.3835

eb@elliottbritt.com

INVOICE NO. PB0008 - R116111

DATE September 26, 2019

CUSTOMER ID

CONTRACT NO. R116-111

BILL TO MR. DAVID BLACKBURN
BLACKBURN GROUP, INC.
2088 OLD TAYLOR RD.
OXFORD, MS 38655

PROJECT: SISK-HWY 7 INTERCHANGE
IMPROVEMENTS

*Oxford Commons Improvements
Civil Engineering
\$6,680.25
DSB*

PROFESSIONAL SERVICES FOR:

EMPLOYEE TYPE		HRS.	AMOUNT
Ticket haul recap, pay app, change order, field inspections, test forms for subgrade and limestone, breaking concrete cylinders and re-testing asphalt cores:			
ENGINEER III		9.00	\$ 954.00
ENGINEER I		10.50	\$ 609.00
ENGINEERING TECHNICIAN IV			\$ -
			\$ -
ENGINEERING TECHNICIAN III			\$ -
			\$ -
ENGINEERING TECHNICIAN I		1.50	\$ 52.50
TESTING SUPERVISOR		0.75	\$ 57.75
TESTING TECHNICIANS I & II		15.50	\$ 744.00
STAKING, TESTING AND INSPECTION TOTAL:			\$ 2,417.25
Signal Design:			
ENGINEER II		43.50	\$ 4,263.00
			AMOUNT DUE
			\$6,680.25

REMITTANCE	
Invoice #	PB0008 - R116111
Date	
Amount Due	\$6,680.25
Amount Enclosed	

Make all checks payable to Elliott & Britt Engineering, P.A.
THANK YOU FOR YOUR BUSINESS!

RECEIVED
SEP 30 2019
BY: _____



EXHIBIT 2: Oxford Commons Requisition #2

P.O. BOX 1465
RIDGELAND, MS 39158
(O) 601.605.8128
(F) 601.605.8129

*Oxford Common Improvements
Bond Consulting
\$100,000.00
D33*

Invoice No. 1012

Oxford Commons Project

~~The Summit at Oxford Commons, LLC~~

Oxford Common Improvements, LLC

September 17, 2019

Statement of Services Rendered

Consulting Fee payment due for work associated with TIF	\$100,000
---	-----------

Total Now Due	\$100,000
----------------------	------------------

Thank you,

Chris G. Gouras, Jr.

Thank you!! Best of Oxford Best Landscape Service since 2013!

Smith Lawn Management, LLC
PO Box 1671
Oxford, MS 38655



**SMITH
LAWN
Management**

Phone (662)513-6586 Fax

(662)513-6587

Call for Fall Seasonal Color!

LT 534

Part 1

Bill Type	Invoice Number	Account Number	Period Beginning	Period Ending	Statement Date	Payment Due
INVOICE	58405	1323	10/02/2019	10/02/2019	10/02/2019	On Receipt
Oxford Commons I, LLC - Landscaping Attn: Tania Hatfield 2088 Old Taylor Road Oxford, MS 38655 eMail: natalie@smithlawnmanagement.com WebSite: www.smithlawnmanagement.com				Account Summary Totals		
				Previous Balance		
				Payments		
				Amount Overdue		
				Current Charges		1,750.00
				Taxes		0
				Total Amount Due		1,750.00

eMail: natalie@smithlawnmanagement.com
Website: www.smithlawnmanagement.com

Please Retain Parts 1 & 2 For Your Records

Part 2

Date	Location	Account Activity	Detail	Amount	Tax	Total
10/02/2019	Sisk Avenue Roundabouts	Landscape Design Fee		1,750.00	0	1,750.00
<i>Oxford Commons Improvements Landscaping DB3</i>						

Cut on Dotted Line

Thank you - Your business is appreciated

Cut on Dotted Line

Part 3

Oxford Commons I, LLC - Landscaping
Attn: Tania Hatfield
2088 Old Taylor Road
Oxford, MS 38655

Please detach and return bottom portion with payment
Retain top portion for your records

Smith Lawn Management, LLC
PO Box 1671
Oxford, MS 38655

Invoice Number	58405
Account Number	1323
10/02/2019	10/02/2019
Amount Due	1,750.00
Payment	
Balance	
Check Number	

Please Make Check Payable To:
Smith Lawn Management, LLC
Or, Pay Online at our Secure Portal:
<https://smithlawnmanagement.fortispay.com>
Login: thatfield@blackburncommunities.com

EXHIBIT 2: Oxford Commons Requisition #2

GEOTECHNICAL ENGINEERING
HYDRAULIC ENGINEERING
CIVIL ENGINEERING
LAND SURVEYING



LAND PLANNING/SUBDIVISIONS
ROAD AND BRIDGE DESIGN
UTILITY SYSTEM DESIGN
MATERIALS TESTING

276 COUNTY ROAD 101
OXFORD, MS 38655
WWW.PECORPMS.COM

PHONE 662-234-8539
FAX 662-234-8539
OXFORD@PECORPMS.COM

R. J. Allen & Associates, Inc.
2088 Old Taylor Road
Oxford, MS 38655
Accounts Payable

Oxford Commons Improvements
Civil
D33

Invoice number 6865-25
Date 09/26/2019

Project **06865 Oxford Commons Master Subdivision**

ROUNABOUT DESIGN

			Hours	Rate	Billed Amount
08/23/2019	Paul Koshenina	Principal Professional Engineer	1.00	148.50	148.50
<i>Discussing roundabout landscaping and signage with Mark and David. Reviewing plans</i>					
08/27/2019	Paul Koshenina	Principal Professional Engineer	1.20	148.50	178.20
<i>misc. corresp. with Mark Levy Shipman, City regarding permitting process</i>					
09/09/2019	Paul Koshenina	Principal Professional Engineer	0.50	148.50	74.25
<i>coordinating with Shipman</i>					
09/10/2019	Jonny Wilson	Staff Engineer	1.60	81.00	129.60
<i>Roundabout landscaping sight distance research</i>					
09/10/2019	Paul Koshenina	Principal Professional Engineer	1.50	148.50	222.75
<i>meeting with Reanna RE: signage and site distance issues. Coordinating site distance analysis with Jonny</i>					
09/11/2019	Jonny Wilson	Staff Engineer	0.50	81.00	40.50
<i>Roundabout coordination</i>					
09/16/2019	Jonny Wilson	Staff Engineer	0.60	81.00	48.60
<i>Sight distance drawings</i>					
09/16/2019	Paul Koshenina	Principal Professional Engineer	1.20	148.50	178.20
<i>misc. correspondence with city and MDOT district office. Coordinating permit submittal for city</i>					
Labor Subtotal			8.10		1,020.60
ROUNABOUT DESIGN subtotal					1,020.60

Invoice total **1,020.60**

Application Period:		Through June 30, 2020	Application Date:	June 29, 2020
To	The Blackhawk Group, LLC 2008 Old Taylor Rd. Oxford, MS 38655	From (Contractor): Desoto County Electric, Inc. 2300 Neil Road West Horn Lake, MS 38637	Via (Engineer):	Jimmy Carr, PE/ERS
(Owner):	Sick Ave. and Commonwealth Blvd.	Contract:	Sick Ave. and Commonwealth Blvd. Traffic Signal Installation Oxford, MS	
Project:	Traffic Signal Installation Oxford, MS	Contractor's Project No.:	10013	Engineer's Project No.:
Owner's Contract No.:				K110-111

Approved Change Orders		Deductions		
Number	Additions			
				1. ORIGINAL CONTRACT PRICE \$ 174,592.00
				2. Net Change by Change Orders \$ -
				3. Current Contract Price (Line 1 + 2) \$ 174,592.00
				4. TOTAL COMPLETED AND STORED TO DATE \$ 24,748.00
				(Balance F on Progress Estimate)
				5. RETAINAGE:
				a. 5% N Work Completed \$ -
				b. 5% N Stored Materials \$ 1,237.00
				c. Total Retainage (Line 5a + Line 5b) \$ 1,237.00
				6. AMOUNT ELIGIBLE TO PAYE (Line 4 - Line 5c) \$ 23,505.00
				7. LESS PREVIOUS PAYMENTS (Line 6 from prior Applications) \$ -
				8. AMOUNT DUE THIS APPLICATION \$ 23,505.00
				9. BALANCE TO FINISH, PLUS RETAINAGE \$ 151,087.00
				(Balance G on Progress Estimate + Line 8 above)
				TOTALS
				NET CHANGE BY
				CHANGE ORDERS

The undersigned Contractor certifies that to the best of its knowledge (1) all previous progress payments received from Owner on account of Work under the Contract have been applied to account for discharge of Contractor's obligations to Owner; (2) no progress payments have been received by Contractor from Owner for any Work under the Contract that is not included in the schedule of Work under the Contract; and (3) all Work under the Contract is in accordance with the Contract Documents and is not defective.

Σύγκριση

Funding Agency (if applicable)

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Progress Estimate - Unit Price Work

Contractor's Application

Sisk Ave and Commonwealth Blvd - Traffic Signal Installation - Oxford, MS										
Application Period										
Application Number: I										
Application Date										
A										
Item	Description		Bid Item Quantity	Unit	Unit Price	Bid Item Value (\$)	C	D	F	G
Bid Item No.							Estimated Quantity Installed	Value of Work Installed to Date	Materials Presently Stored (not in C)	Balance to Finish (H - F)
									Total Completed and Stored to Date (D + F)	% (F / H)
618-A	MAINTENANCE OF TRAFFIC		1.00	L. S.	\$5,000.00	\$5,000.00				\$5,000.00
620-A	MOBILIZATION		1.00	L. S.	\$13,150.00	\$13,150.00				\$13,150.00
202-B	REMOVAL OF TRAFFIC STRIPE (4" EQUIVALENT)		50.00	L. F.	\$11.50	\$575.00				\$575.00
626-G	THERMOPLASTIC DETAIL STRIPE, WHITE, 90 MIL (4" EQUIVALENT)		600.00	L. F.	\$1.72	\$1,032.00				\$1,032.00
626-G	THERMOPLASTIC DETAIL STRIPE, YELLOW, 90 MIL (4" EQUIVALENT)		1,050.00	L. F.	\$1.72	\$1,806.00				\$1,806.00
626-H	THERMOPLASTIC LEGEND, WHITE, 120 MIL (4" EQUIVALENT)		2,100.00	L. F.	\$3.45	\$7,245.00				\$7,245.00
626-H	THERMOPLASTIC LEGEND, WHITE, 120 MIL		274.20	S. F.	\$11.50	\$3,153.30				\$3,153.30
907-632-A010	SOLID STATE TRAFFIC SIGNAL CABINET ASSEMBLY, TYPE III CABINET, TYPE 1 CONTROLLER		1.00	EACH	\$22,803.00	\$22,803.00				\$22,803.00
907-632-J001	POWER SERVICE PEDESTAL		1.00	EACH	\$5,000.00	\$5,000.00				\$5,000.00
907-634-A	TRAFFIC SIGNAL EQUIPMENT POLE, TYPE III, 17' SHAFT, 50' ARM AND 50' ARM		2.00	EACH	\$17,175.00	\$34,350.00			\$22,900.00	\$11,450.00
907-634-A	TRAFFIC SIGNAL EQUIPMENT POLE, TYPE VI, 8' SHAFT		2.00	EACH	\$1,380.00	\$2,760.00			\$1,840.00	\$920.00
634-C	POLE FOUNDATIONS, CLASS B CONCRETE		9.00	C. Y.	\$700.00	\$6,300.00				\$6,300.00
635-A	TRAFFIC SIGNAL HEADS, TYPE 1		6.00	EACH	\$876.00	\$5,256.00				\$5,256.00
635-A	TRAFFIC SIGNAL HEADS, TYPE 2 FYA		4.00	EACH	\$1,496.00	\$5,984.00				\$5,984.00
635-A	TRAFFIC SIGNAL HEADS, TYPE 6		6.00	EACH	\$1,090.00	\$6,540.00				\$6,540.00

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**Desoto County Electric Inc**

2298 Nail Rd
 Horn Lake MS 38637-
 (662) 342-9141

Bill To:

Oxford Commons Improvements, L

310 Enterprise Dr.
 Oxford

MS 38655

INVOICE

Invoice No: 6284

Date: 6/1/2020

Terms: Net 30

Due Date: 7/1/2020

Job No: 10313

Description: Sisk/Commonwealth Signal

PO#:

Item #	Description	Quantity	Unit Price	Extended Price
This invoice is for stored materials for the Oxford Commons Improvements, Traffic Signal Installation at Sisk & Commonwealth, Oxford, MS May 2020				
MPC# - MP-31082505 - DCE Holder				
907-634-A	Traffic Signal Equipment Pole, Type III, 17' Shaft, 50' Arm and 50' Arm	2.00	11,450.00	22,900.00
907-634-A	Traffic Signal Equipment Pole, Type VI, 8' Shaft	2.00	920.00	1,840.00

Contractors Tax Applicable

Subtotal: 24,740.00

Less Retainage: 1,237.00

Amount Due This Invoice: 23,503.00

Thank You For Your Business!



1. EJCDC, INC., JOINT CONTRACTORS' DOCUMENTS, 15, 15th Street, N.W., Atlanta, GA 30333

Contractor's Application for Payment No. <u>2</u>	
Application Period July 1, 2020 through July 31, 2020	Application Date August 10, 2020
From (Contractor) Dixie County Electric, Inc. 2288 Neil Road West Horn Lake, MS 38637	To (Engineer) Jimmy Cail, PE/PS
Contract Sick Ave. and Commonwealth Blvd. Traffic Signal Installation Oxford, MS	Engineer's Project No. 8116-111
Owner's Contract No. 10313	

Application for Payment Change Order Summary

Approved Change Orders	Address	Deductions	1. ORIGINAL CONTRACT PRICE
Number			
			\$ 174,597.00
			\$ -
			\$ 174,597.00
			\$ 74,333.00
			\$ 214.50
			\$ 3,602.18
			\$ 3,216.68
			\$ 76,616.35
			\$ 23,903.00
			\$ 47,113.35
			\$ 103,976.45

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (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 Work covered by prior Applications for Payment; (2) all of all Work, materials and equipment incorporated in said Work or otherwise used 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 third acceptable to Owner indemnifying Owner against any such Liens, security interest or encumbrances); and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

By Paul J. Morris Date 08/10/20

Payment of: \$ 47,113.35 (Date) 8-10-20

is recommended by [Signature] (Engineer)

Payment of: \$ 47,113.35 (Date) 8-10-20

is approved by: [Signature] (Owner)

Approved by: NA (Date) -

Funding Agency (if applicable) _____ (Date) _____

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Skok Ave. and Commonwealth Blvd. - Traffic Signal Installation - Oxford, MS												
Application Number: 12												
Application Period:												
Application Date:												
A												
Item	Bid Item No.	Description	Unit	Bid Item Quantity	Unit Price	Bid Item Value (\$)	C	D	E	P		G
										Estimated Quantity Installed	Value of Work Installed to Date	
618-A		MAINTENANCE OF TRAFFIC	L. S.	1.00	\$5,000.00	\$5,000.00						\$5,000.00
620-A		MOBILIZATION	L. S.	1.00	\$13,150.00	\$13,150.00						\$13,150.00
202-B		REMOVAL OF TRAFFIC STRIPE (4" EQUIVALENT)	L. F.	50.00	\$11.50	\$575.00						\$575.00
626-G		THERMOPLASTIC DETAIL STRIPE, WHITE, 90 MIL (4" EQUIVALENT)	L. F.	600.00	\$1.72	\$1,032.00						\$1,032.00
628-G		THERMOPLASTIC DETAIL STRIPE, YELLOW, 90 MIL (4" EQUIVALENT)	L. F.	1,050.00	\$1.72	\$1,806.00						\$1,806.00
628-H		THERMOPLASTIC LEGEND, WHITE, 120 MIL (4" EQUIVALENT)	L. F.	2,100.00	\$3.45	\$7,245.00						\$7,245.00
628-H		THERMOPLASTIC LEGEND, WHITE, 120 MIL	S. F.	274.20	\$11.60	\$3,183.30						\$3,183.30
907-632-4010		SOLID STATE TRAFFIC SIGNAL CABINET ASSEMBLY, TYPE III CABINET, TYPE 1 CONTROLLER	EACH	1.00	\$22,803.00	\$22,803.00		✓	\$11,248.00	48%		\$11,554.00
907-632-1001		POWER SERVICE PEDESTAL	EACH	1.00	\$5,000.00	\$5,000.00						\$5,000.00
907-634-A		TRAFFIC SIGNAL EQUIPMENT POLE, TYPE III, 17' SHAFT, 50' ARM AND 50' ARM	EACH	2.00	\$17,175.00	\$34,350.00		✓	\$22,900.00	67%		\$11,450.00
907-634-A		TRAFFIC SIGNAL EQUIPMENT POLE, TYPE VI, 8' SHAFT	EACH	2.00	\$1,380.00	\$2,760.00		✓	\$1,840.00	67%		\$920.00
634-C		POLE FOUNDATIONS, CLASS B CONCRETE	C. Y.	9.00	\$700.00	\$6,300.00						\$6,300.00
635-A		TRAFFIC SIGNAL HEADS, TYPE 1	EACH	6.00	\$875.00	\$5,250.00		✓	\$2,628.00	60%		\$2,628.00
635-A		TRAFFIC SIGNAL HEADS, TYPE 2 FYA	EACH	4.00	\$1,495.00	\$5,980.00		✓	\$2,982.00	50%		\$2,982.00
635-A		TRAFFIC SIGNAL HEADS, TYPE 6	EACH	6.00	\$1,950.00	\$11,700.00		✓	\$3,270.00	50%		\$8,430.00

EXDTC C-629 Contractor's Application for Payment
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Stored Material Summary

Contractor's Application

For (Contract):

Sik Ave. and Commonwealth Blvd.
Oxford, MS

Traffic Signal Installation

Application Number: 2

Application Period:

July 1, 2020 through July 31, 2020

Application Date:

August 10, 2020

A		B	C		D		E	F	G	
Bld 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 Amount (\$)	Materials Remaining in Storage (\$ (D + E - F))
					Date Placed into Storage (Month/Year)	Amount (\$)				
907-634-A	4442-629647	I		Traffic Signal Equipment Pole, Type III, 17' Shaft, 50' Arm and 50' Arm	N/A	✓	\$22,900.00	\$22,900.00	N/A	\$22,900.00
907-634-A	4442-629647	I		Traffic Signal Equipment Pole, Type VI, 8' Shaft	N/A	✓	\$1,840.00	\$1,840.00	N/A	\$1,840.00
907-632-A010	INV0197842	I, J		Solid State Traffic Signal Cabinet Assembly, Type III Cabinet, Type I Controller	N/A	✓	\$11,269.00	\$11,269.00	N/A	\$11,269.00
907-635-A	INV0197842	I, J		Traffic Signal Heads, Type I	N/A	✓	\$2,628.00	\$2,628.00	N/A	\$2,628.00
907-635-A	INV0197842	I, J		Traffic Signal Heads, Type 2 FYA	N/A	✓	\$2,992.00	\$2,992.00	N/A	\$2,992.00
907-635-A	INV0197842	I, J		Traffic Signal Heads, Type 6	N/A	✓	\$3,270.00	\$3,270.00	N/A	\$3,270.00
907-639-B	INV0197842	I, J		Type I Optical Detector	N/A	✓	\$1,540.00	\$1,540.00	N/A	\$1,540.00
907-639-I	INV0197842	I, J		Multimode Phase Selector	N/A	✓	\$2,439.00	\$2,439.00	N/A	\$2,439.00
907-643-A	INV0197842	I, J		Video Detection System	N/A	✓	\$21,165.00	\$21,165.00	N/A	\$21,165.00
Totals									\$78,043.00	\$78,043.00

**Desoto County Electric Inc**

2298 Nail Rd
Horn Lake MS 38637-
(662) 342-9141

INVOICE

Invoice No: **6328**
Date: **7/31/2020**
Terms: **Net 30**
Due Date: **8/30/2020**

Bill To:
Oxford Commons Improvements, L

310 Enterprise Dr.
Oxford MS 38655

Job No: 10313
Description: Sisk/Commonwealth Signal
PO#:

Item #	Description	Quantity	Unit Price	Extended Price
This invoice is for stored materials and July installations for the Oxford Commons Improvements, Traffic Signal Installation at Sisk & Commonwealth, Oxford, MS July 2020				
MPC# - MP-31082505 - DCE Holder				
	907-637-D - Traffic Signal Conduit, Underground Drilled or Jacked, Rolled Pipe 3" - Installed	220.00	19.50	4,290.00
	901-632-A01 - Solid State Traffic Signal Cabinet Assembly - Stored Material	1.00	11,269.00	11,269.00
	635-A - Traffic Signal Heads, Type 1 - Stored Material	6.00	438.00	2,628.00
	635-A - Traffic Signal Heads, Type 2 FYA - Stored Material	4.00	748.00	2,992.00
	635-A - Traffic Signal Heads, Type 6 - Stored Material	6.00	545.00	3,270.00
	907-639-B - Type 1 Optical Detector - Stored Material	4.00	385.00	1,540.00
	907-639-D - Multimode Phase Selector - Stored Material	1.00	2,439.00	2,439.00
	Video Detection System - Stored Material	1.00	21,165.00	21,165.00

Contractors Tax Applicable

Subtotal: 49,593.00

Less Retainage: 2,479.65

Thank You For Your Business!

Amount Due This Invoice: 47,113.35

OK

3.

Application For Payment
Change Order Summary

1. ORIGINAL CONTRACT PRICE.....		\$	174,592.80
2. Net change by Change Orders.....		\$	
3. Current Contract Price (Line 1 + 2).....		\$	174,592.80
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate).....		\$	110,204.00
5. RETAINAGE:			
a. 5% N.....	\$51,770.00	Work Completed.....	\$
b. 5% N.....	\$58,774.03	Stored Material.....	\$
c. Total Retainage (Line 5a + Line 5b).....			\$
6. AMOUNT ELIGIBLE TO DATE: (Line 4 - Line 5c).....			\$
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....			\$
8. AMOUNT DUE TO THIS APPLICATION.....			\$
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate) (Line 5 above).....		\$	69,898.00

The undersigned Contract certifies that to the best of its knowledge: (1) all previous project payments received from Owner on account of Work done under the Contract have been applied on account to discharge the obligations incurred by Applicant; (2) all other obligations incurred in connection with Work as otherwise listed or covered by this Application for Payment will form a part of the payment fee and claim of all taxes, security interests and liens, security interest in encumbrances, and (3) all Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

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Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Sisk Ave. and Commonwealth Blvd - Traffic Signal Installation - Oxford, MS													
Application Period August 1, 2020 through August 31, 2020													
Application Number 13													
Application Date September 3, 2020													
A													
Item		Description	Bid Item Quantity	Unit	Unit Price	Bid Item Value (\$)	Estimated Quantity Installed	Value of Work Installed to Date	H	C	D	E	
Bid Item No.													
618-A		MAINTENANCE OF TRAFFIC	1.00	L. S.	\$5,000.00	\$5,000.00	0.50	\$2,500.00					
620-A		MOBILIZATION	1.00	L. S.	\$13,150.00	\$13,150.00	0.50	\$6,575.00					
202-B		REMOVAL OF TRAFFIC STRIPE (4" EQUIVALENT)	50.00	L. F.	\$11.50	\$575.00							
626-G		THERMOPLASTIC DETAIL STRIPE, WHITE, 90 MIL (4" EQUIVALENT)	600.00	L. F.	\$1.72	\$1,032.00							
626-G		THERMOPLASTIC DETAIL STRIPE, YELLOW, 90 MIL (4" EQUIVALENT)	1,050.00	L. F.	\$1.72	\$1,806.00							
626-H		THERMOPLASTIC LEGEND, WHITE, 120 MIL (4" EQUIVALENT)	2,100.00	L. F.	\$3.45	\$7,245.00							
626-H		THERMOPLASTIC LEGEND, WHITE, 120 MIL	274.20	S. F.	\$11.50	\$3,153.30							
907-632-A010		SOLID STATE TRAFFIC SIGNAL CABINET ASSEMBLY, TYPE III CABINET, TYPE 1 CONTROLLER	1.00	EACH	\$22,803.00	\$22,803.00	1.00	\$22,803.00					
907-632-J001		POWER SERVICE PEDESTAL	1.00	EACH	\$5,000.00	\$5,000.00	1.00	\$5,000.00					
907-634-A		TRAFFIC SIGNAL EQUIPMENT POLE, TYPE III, 17' SHAFT, 50' ARM AND 50' ARM	2.00	EACH	\$17,175.00	\$34,350.00			\$22,900.00				\$11,450.00
907-634-A		TRAFFIC SIGNAL EQUIPMENT POLE, TYPE VI, 8' SHAFT	2.00	EACH	\$1,380.00	\$2,760.00			\$1,840.00				\$920.00
634-C		POLE FOUNDATIONS, CLASS B CONCRETE	9.00	C. Y.	\$700.00	\$6,300.00	0.00	\$6,300.00					
635-A		TRAFFIC SIGNAL HEADS, TYPE 1	6.00	EACH	\$876.00	\$5,256.00			\$2,628.00				\$2,628.00
635-A		TRAFFIC SIGNAL HEADS, TYPE 2 FYA	4.00	EACH	\$1,496.00	\$5,984.00			\$2,992.00				\$2,992.00
635-A		TRAFFIC SIGNAL HEADS, TYPE 6	6.00	EACH	\$1,090.00	\$6,540.00			\$3,270.00				\$3,270.00

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Stored Material Summary

Contractor's Application

For (Contract):		Sisk Ave. and Commonwealth Blvd. Oxford, MS		Traffic Signal Installation		Application Number: 3	
Application Period:		August 1, 2020 through August 31, 2020		Application Date: September 3, 2020			
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	Date Placed into Storage (Month/Year)	Amount Stored Previously (\$)	Amount Stored this Month (\$)
907-634-A	4442-629647	1		Traffic Signal Equipment Pole, Type III, 17' Shaft, 50' Arm and 50' Arm	N/A		\$22,900.00
907-634-A	4442-629647	1		Traffic Signal Equipment Pole, Type VI, 8' Shaft	N/A		\$1,840.00
907-632-A(10)	INV0197842	1, 1		Solid State Traffic Signal Cabinet Assembly, Type III Cabinet, Type I Controller	7/2020		0.00
635-A	INV0197842	1, 1		Traffic Signal Heads, Type I	N/A		\$2,628.00
635-A	INV0197842	1, 1		Traffic Signal Heads, Type 2 FYA	N/A		\$2,992.00
635-A	INV0197842	1, 1		Traffic Signal Heads, Type 6	N/A		\$3,270.00
907-639-B	INV0197842	1, 1		Type 1 Optical Detector	N/A		\$1,540.00
907-639-D	INV0197842	1, 1		Multimode Phase Selector	N/A		\$2,439.00
907-643-A	INV0197842	1, 1		Video Detection System	N/A		\$21,165.00
				Totals			\$58,774.00
							\$58,774.00
							\$22,900.00
							\$1,840.00
							\$2,628.00
							\$2,992.00
							\$3,270.00
							\$1,540.00
							\$2,439.00
							\$21,165.00
							\$58,774.00
							\$58,774.00

EXHIBIT 2: Oxford Commons Requisition #2

Thank You For Your Business!	
Contractors Tax Applicable	Subtotal:
Less Retainage:	Amount Due This Invoice:
35,871.00	34,077.45
1,793.55	

Item #	Description	Quantity	Unit Price	Extended Price
This invoice is for work on the Oxford Commons Improvements, Traffic Signal Installation job at Sisk & Commonwealth, Oxford, MS August 2020				
MPC# - MP-31082505 - DCE Holder				
618-A - Maintenance of Traffic		0.50	5,000.00	2,500.00
620-A - Mobilization		0.50	13,150.00	6,575.00
907-632-A010 - Solid State Traffic Signal Cabinet Assembly, Type III Cabinet, Type 1 Controller		1.00	11,534.00	11,534.00
907-632-J001 - Power Service Pedestal		1.00	5,000.00	5,000.00
634-C - Pole Foundations, Class B Concrete		9.00	700.00	6,300.00
907-637-A - Pullbox Enclosure, Type 2		2.00	850.00	1,700.00
907-637-A - Pullbox Enclosure, Type 3		1.00	1,150.00	1,150.00
907-637-C - Traffic Signal Conduit, Underground, Type 4, 2"		86.00	10.00	860.00
907-637-C - Traffic Signal Conduit, Underground, Type 4, 3"		21.00	12.00	252.00

Bill To: Oxford Commons Improvements, L
310 Enterprise Dr.
Oxford
MS 38655
PO#:

Invoice No: 6418
Date: 8/31/2020
Terms: Net 30
Due Date: 9/30/2020

Job No: 10313
Description: Sisk/Commonwealth Signal

Desoto County Electric Inc
2298 Nail Rd
Horn Lake MS 38637-
(662) 342-9141



INVOICE

4

Application For Payment
Change Order Summary

1. ORIGINAL CONTRACT PRICE	\$	174,592.80
2. Net change by Change Order	\$	
3. Current Contract Price (Line 1 + 2)	\$	174,592.80
4. TOTAL COMPLETED AND STOKED TO DATE (Column F on Progress Estimate)	\$	170,384.90
5. RETAINAGE		
a. 5% X \$170,384.90 Work Completed	\$	8,519.25
b. 5% X _____ Stored Material	\$	
c. Total Retainage (Line 5a + Line 5b)	\$	8,519.25
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)	\$	161,865.66
7. LESS PREVIOUS PAYMENTS (Lines 6 from prior Application)	\$	104,693.80
8. AMOUNT DUE THIS APPLICATION	\$	57,171.86
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)	\$	8,519.25

[illegible]

by: <i>Paul Ramsey</i>	Date: <i>12/22/20</i>
------------------------	-----------------------

Progress Estimate - Unit Price Work

Contractor's Application

For (Contract): Silk Ave and Commonwealtn Blvd. - Traffic Signal Installation - Oxford, MS											
Application Period: September 1, 2020, through December 23, 2020											
Application Number: 14											
Application Date: December 22, 2020											
A											
Item		B		C		D		E		F	
Bid Item No.	Description	Bid Item Quantity	Unit	Unit Price	Bid Item Value (\$)	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)
618-A	MAINTENANCE OF TRAFFIC	1.00	L. S.	\$5,000.00	\$5,000.00	1.00	\$5,000.00		\$5,000.00		
620-A	MOBILIZATION	1.00	L. S.	\$13,150.00	\$13,150.00	1.00	\$13,150.00		\$13,150.00		
202-B	REMOVAL OF TRAFFIC STRIPE (4" EQUIVALENT)	50.00	L. F.	\$11.50	\$575.00	0.00					
628-G	THERMOPLASTIC DETAIL STRIPE, WHITE, 90 MIL (4" EQUIVALENT)	600.00	L. F.	\$1.72	\$1,032.00	411.00	\$708.92		\$708.92		
628-G	THERMOPLASTIC DETAIL STRIPE, YELLOW, 90 MIL (4" EQUIVALENT)	1,050.00	L. F.	\$1.72	\$1,806.00	1,074.00	\$1,847.28		\$1,847.28		
628-H	THERMOPLASTIC LEGEND, WHITE, 120 MIL (4" EQUIVALENT)	2,100.00	L. F.	\$3.45	\$7,245.00	702.00	\$2,421.90		\$2,421.90		
628-H	THERMOPLASTIC LEGEND, WHITE, 120 MIL	274.20	S. F.	\$11.50	\$3,153.30	274.20	\$3,153.30		\$3,153.30		
907-632-A010	SOLID STATE TRAFFIC SIGNAL CABINET ASSEMBLY, TYPE III CABINET, TYPE 1 CONTROLLER	1.00	EACH	\$22,803.00	\$22,803.00	1.00	\$22,803.00		\$22,803.00		
907-632-J001	POWER SERVICE PEDESTAL	1.00	EACH	\$5,000.00	\$5,000.00	1.00	\$5,000.00		\$5,000.00		
907-634-A	TRAFFIC SIGNAL EQUIPMENT POLE, TYPE III, 17' SHAFT, 50' ARM AND 50' ARM	2.00	EACH	\$17,175.00	\$34,350.00	2.0	\$34,350.00		\$34,350.00		
907-634-A	TRAFFIC SIGNAL EQUIPMENT POLE, TYPE VI, 8' SHAFT	2.00	EACH	\$1,380.00	\$2,760.00	2.0	\$2,760.00		\$2,760.00		
634-C	POLE FOUNDATIONS, CLASS B CONCRETE	9.00	C. Y.	\$700.00	\$6,300.00	9.00	\$6,300.00		\$6,300.00		
635-A	TRAFFIC SIGNAL HEADS, TYPE 1	6.00	EACH	\$876.00	\$5,256.00	6.0	\$6,256.00		\$5,256.00		
635-A	TRAFFIC SIGNAL HEADS, TYPE 2 FYA	4.00	EACH	\$1,496.00	\$5,984.00	4.0	\$5,984.00		\$5,984.00		
635-A	TRAFFIC SIGNAL HEADS, TYPE 6	6.00	EACH	\$1,090.00	\$6,540.00	6.00	\$6,540.00		\$6,540.00		

EJCDC C-670 Contractor's Application for Payment
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Page 2 of 3

Stored Material Summary

Contractor's Application										
For (Contract):		Sisk Ave. and Commonwealth Blvd Oxford, MS			Traffic Signal Installation		Application Number: 4			
Application Period:		September 1, 2020, through December 23, 2020			Application Date:		December 22, 2020			
A Bid Item No.	B Supplier Invoice No	B Submittal No. (with Specification Section No.)	C Storage Location	C Description of Materials or Equipment Stored	D		E Amount Stored this Month (\$)	F Subtotal Amount Completed and Stored to Date (D + E)	G	
					D Date Placed into Storage (Month/Year)	D Amount (\$)			F Incorporated in Work Date (Month/Year)	F Amount (\$)
907-634-A	4442-629647	1		Traffic Signal Equipment Pole, Type III, 17' Shaft, 50' Arm and 50' Arm	5/2020		0.00		9/2020	
907-634-A	4442-629647	1		Traffic Signal Equipment Pole, Type VI, 8' Shaft	5/2020		0.00		9/2020	
907-632-A010	INV0197842	1.1		Solid State Traffic Signal Cabinet Assembly, Type III Cabinet, Type I Controller	7/2020		0.00		8/2020	
907-635-A	INV0197842	1.1		Traffic Signal Heads, Type I	7/2020		0.00		9/2020	
907-635-A	INV0197842	1.1		Traffic Signal Heads, Type 2 FVA	7/2020		0.00		9/2020	
907-635-A	INV0197842	1.1		Traffic Signal Heads, Type 6	7/2020		0.00		9/2020	
907-639-B	INV0197842	1.1		Type I Optical Detector	7/2020		0.00		9/2020	
907-639-D	INV0197842	1.1		Multimode Phase Selector	7/2020		0.00		9/2020	
907-643-A	INV0197842	1.1		Video Detection System	7/2020		0.00		9/2020	
Totals										

EXHIBIT 2: Oxford Commons Requisition #2

Thank You For Your Business!	
Amount Due This Invoice:	57,171.85
Less Retainage:	0.00
Subtotal:	57,171.85
Contractors Tax Applicable	



See Attached Spreadsheet

MPC# - MP-31082505 - DCE Holder

This invoice is for work on the Oxford Commons
Improvements, Traffic Signal Installation job at Sisk &
Commonwealth, Oxford, MS 9/1/2020 - 12/22/2020

Item #	Description	Quantity	Unit Price	Extended Price
--------	-------------	----------	------------	----------------

1.00 60,180.90 60,180.90

Job No: 10313
Description: Sisk/Commonwealth Signal
PO#:

310 Enterprise Dr.
Oxford
MS 38655

Oxford Commons Improvements, L

Bill To:

Due Date: 1/20/2021

Terms: Net 30

Date: 12/21/2020

Invoice No: 6588

(662) 342-9141

Horn Lake MS 38637-

2298 Nail Rd

Desoto County Electric Inc



INVOICE

EXHIBIT 2: Oxford Commons Requisition #2

**Desoto County Electric Inc**

2298 Nail Rd
Horn Lake MS 38637-
(662) 342-9141

INVOICE**Invoice No: 6589****Date: 12/22/2020****Terms: Net 30****Due Date: 1/21/2021****Bill To:**

Oxford Commons Improvements, L

310 Enterprise Dr.
Oxford

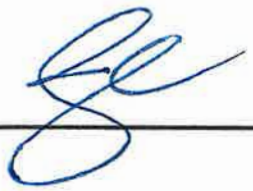
MS 38655

Job No: 10313

Description: Sisk/Commonwealth Signal

PO#:

Retainage

Thank You For Your Business!

Retainage Due: 8,519.25

12:58 PM

01/09/25

Accrual Basis

Oxford Commons Improvements, LLC

Transactions by Account

All Transactions

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
19902 - The Oaks Ph 7, 8, 19, & 27 TIF									
Bill	08/15/2022	App 1 ...	M & N Excavators Inc	App 1 The Oa...		20100 - Accou...	42,730.48		42,730.48
Invoice	08/15/2022	146561	Oxford Commons III...	Reimburseme...		10210 - Accou...		42,730.48	0.00
Invoice	10/12/2022	146563	Oxford Commons III...	Reimburseme...		10210 - Accou...		260,456.06	-260,456.06
Bill	10/12/2022	App 2 ...	M & N Excavators Inc	App 2 The Oa...		20100 - Accou...	260,456.06		0.00
Bill	12/09/2022	App 3 ...	M & N Excavators Inc	App 3 The Oa...		20100 - Accou...	60,686.33		60,686.33
Bill	12/09/2022	App 4 ...	M & N Excavators Inc	App 4 The Oa...		20100 - Accou...	49,909.00		110,595.33
Invoice	12/09/2022	146564	Oxford Commons III...	App 3		10210 - Accou...		60,686.33	49,909.00
Invoice	12/09/2022	146565	Oxford Commons III...	App 4		10210 - Accou...		49,909.00	0.00
Invoice	01/17/2023	146568	Oxford Commons III...	App 5		10210 - Accou...	167,928.10	167,928.10	-167,928.10
Bill	01/23/2023	App 5	M & N Excavators Inc	The Oaks - P ...		20100 - Accou...			0.00
Bill	04/12/2023	App 6	M & N Excavators Inc	The Oaks - P ...		20100 - Accou...	116,810.28		116,810.28
Invoice	05/18/2023	146569	Oxford Commons III...	The Oaks Ph ...		10210 - Accou...			0.00
Bill	07/10/2023	App 7	M & N Excavators Inc	The Oaks - P ...		20100 - Accou...	193,253.97		193,253.97
Invoice	07/10/2023	146572	Oxford Commons III...	The Oaks Ph ...		10210 - Accou...			0.00
Invoice	08/07/2023	146574	Oxford Commons III...	The Oaks Ph ...		20100 - Accou...	204,854.38		-204,854.38
Bill	08/07/2023	App 8	M & N Excavators Inc	The Oaks - P ...		10210 - Accou...			0.00
Invoice	08/09/2023	146575	Oxford Commons IV...	The Oaks Ph ...		20100 - Accou...	181,416.10		-181,416.10
Bill	08/14/2023	9	M & N Excavators Inc	The Oaks - P ...		20100 - Accou...			0.00
Invoice	09/13/2023	146580	Oxford Commons IV...	The Oaks Ph ...		10210 - Accou...	13,977.29		-13,977.29
Bill	09/18/2023	10	M & N Excavators Inc	The Oaks Ph ...		20100 - Accou...			0.00
Total 19902 - The Oaks Ph 7, 8, 19, & 27 TIF							1,292,021.99	1,292,021.99	0.00
TOTAL							1,292,021.99	1,292,021.99	0.00

\$313,006.88 remaining to pay

PAYMENT APPLICATION

TO: Oxford Commons Improvements, LLC
2088Old Taylor Road
Oxford MS 38655
Attn: M & N Excavators Inc.
PO Box 2489
Oxford Ms 38655

PROJECT NAME AND LOCATION: The Oaks Phases 7.8, 19&27 TIF
310 Enterprise Drive
Oxford MS 38655

ARCHITECT:

FROM: M & N Excavators Inc.
PO Box 2489
Oxford Ms 38655

FOR:

APPLICATION # 10
PERIOD THRU: 09/01/2023
PROJECT #s: 2022024
DATE OF CONTRACT: 08/01/2022

Distribution to: OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐

CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.
Continuation Page is attached

1. CONTRACT AMOUNT	\$1,605,028.87
2. SUM OF ALL CHANGE ORDERS	\$0.00
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	\$1,605,028.87
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	\$1,360,022.99
5. RETAINAGE:	
a. 5.00% of Completed Work (Columns D + E on Continuation Page)	\$68,001.00
b. 5.00% of Material Stored (Column F on Continuation Page)	\$0.00
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	\$68,001.00
6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$1,292,021.99
7. LESS PREVIOUS PAYMENT APPLICATIONS	\$1,278,044.70
8. PAYMENT DUE	\$13,977.29
9. BALANCE TO COMPLETION (Line 3 minus Line 6)	\$313,006.88

SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$0.00	\$0.00
Total approved this month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES	\$0.00	

PAYMENT APPLICATION

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment

CONTRACTOR: M & N Excavators Inc

By:  Date: _____

Lee Marquis/President

State of: Mississippi

County of: Lafayette

Subscribed and sworn to before

me this 1st day of September, 2023

Notary Public: 

My Commission Expires: 11/30/24



ARCHITECT'S CERTIFICATION

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due herefor, and (4) Architect knows of no reason why payment should not be made.

CERTIFIED AMOUNT: 13,977.29

(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

Engineer: 

By: _____

Date: 9/12/23

Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.

Quantum Software Solutions, Inc. Document

EXHIBIT 3 Oxford Commons Requisition #2

Page 2 of 11

CONTINUATION PAGE

PROJECT: The Oaks Phases 7,8,19&27 TIF APPLICATION #: 10
 DATE OF APPLICATION: 09/01/2023
 PERIOD THRU: 09/01/2023
 PROJECT #s: 2022024

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G	H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	RETAINAGE (If Variable)
1	The Oaks @ Oxford Commons Phase 7 & 8	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
2	Clearing & Grubbing	\$8,331.76	\$8,331.76	\$0.00	\$0.00	\$8,331.76	100%	\$0.00
3	Remove existing curb inlet	\$569.25	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$569.25
4	Remove Existing 24" Concrete Flared End Section	\$227.70	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$227.70
5	Remove Existing Concrete Curb	\$592.28	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$592.28
6	Unclassified Excavation	\$21,390.00	\$21,390.00	\$0.00	\$0.00	\$21,390.00	100%	\$0.00
7	Borrow Excavation	\$45,120.00	\$45,120.00	\$0.00	\$0.00	\$45,120.00	100%	\$0.00
8	Segmental Block Retaining Wall	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
9	1.5" Hot Mix Asphalt (4800 SY)	\$45,644.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$45,644.00
10	2" Hot Mix Asphalt (4800 SY)	\$60,478.30	\$60,478.30	\$0.00	\$0.00	\$60,478.30	100%	\$0.00
11	6" Crushed Limestone Base	\$82,946.00	\$82,946.00	\$0.00	\$0.00	\$82,946.00	100%	\$0.00
12	24" Concrete Curb and Gutter	\$58,727.90	\$46,982.32	\$8,809.19	\$0.00	\$55,791.51	95%	\$2,936.39
13	4" Concrete Sidewalk	\$87,210.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$87,210.00
14	Emergency Access Road (Rock)	\$25,632.90	\$25,632.90	\$0.00	\$0.00	\$25,632.90	100%	\$0.00
15	18" HDPE Storm Drain	\$25,911.80	\$25,911.80	\$0.00	\$0.00	\$25,911.80	100%	\$0.00
16	24" HDPE Storm Drain	\$23,576.22	\$23,576.22	\$0.00	\$0.00	\$23,576.22	100%	\$0.00
	SUB-TOTALS	\$486,358.11	\$340,369.30	\$8,809.19	\$0.00	\$349,178.49	72%	\$137,179.62

CONTINUATION PAGE

Quantum Software Solutions, Inc. Document

EXHIBIT 3 Oxford Commons Requisition #2

CONTINUATION PAGE

PROJECT: The Oaks Phases 7,8,19&27 TIF The Oaks Phases 7,8,19&27 TIF									
APPLICATION #: 10 DATE OF APPLICATION: 09/01/2023 PERIOD THRU: 09/01/2023 PROJECT #s: 2022024									
ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT	D COMPLETED WORK		F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)	H BALANCE TO COMPLETION (C-G)	I RETAINAGE (If Variable)	
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
17	Concrete Junction Box 0-6'	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
18	Concrete Invert	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
19	Concrete Grate Inlet 0-6'	\$3,094.65	\$3,094.65	\$0.00	\$0.00	\$3,094.65	\$0.00		
20	Concrete Invert	\$267.55	\$267.55	\$0.00	\$0.00	\$267.55	\$0.00		
21	Concrete Curb Inlet 0-6'	\$46,538.86	\$46,538.86	\$0.00	\$0.00	\$46,538.86	\$0.00		
22	Concrete Invert	\$4,548.35	\$4,548.35	\$0.00	\$0.00	\$4,548.35	\$0.00		
23	Concrete Detention structure	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
24	Concrete Invert	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
25	24" HDPE 22.5 Degree Fitting	\$1,821.60	\$1,821.60	\$0.00	\$0.00	\$1,821.60	\$0.00		
26	Class "B" Concrete	\$92,558.46	\$92,558.46	\$0.00	\$0.00	\$92,558.46	\$0.00		
27	Reinforcing Steel	\$23,633.91	\$23,633.91	\$0.00	\$0.00	\$23,633.91	\$0.00		
28	8" SDR 26 Sewer Main 0-8' Depth	\$14,029.20	\$14,029.20	\$0.00	\$0.00	\$14,029.20	\$0.00		
29	Tracer Wire	\$298.80	\$298.80	\$0.00	\$0.00	\$298.80	\$0.00		
30	8" SDR 26 Sewer Main 8-10' Depth	\$15,299.50	\$15,299.50	\$0.00	\$0.00	\$15,299.50	\$0.00		
31	Tracer Wire	\$307.10	\$307.10	\$0.00	\$0.00	\$307.10	\$0.00		
32	8" SDR 26 Sewer Main 10-12' Depth	\$21,427.70	\$21,427.70	\$0.00	\$0.00	\$21,427.70	\$0.00		
SUB-TOTALS		\$710,183.79	\$564,194.98	\$8,809.19	\$0.00	\$573,004.17	\$137,179.62	81%	

CONTINUATION PAGE

EXHIBIT 3 Oxford Commons Requisition #2

CONTINUATION PAGE

PROJECT: The Oaks Phases 7.8.19&27 TIF APPLICATION #: 10
 The Oaks Phases 7.8.19&27 TIF DATE OF APPLICATION: 09/01/2023
 Payment Application containing Contractor's signature is attached. PERIOD THRU: 09/01/2023
 PROJECT #s: 2022024

A	B	C	D		E	F	G	H	I	
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS							
33	Tracer Wire	\$406.70	\$406.70		\$0.00	\$0.00	\$406.70	100%	\$0.00	
34	Concrete Sewer Manhole 0-8' Depth	\$9,221.85	\$9,221.85		\$0.00	\$0.00	\$9,221.85	100%	\$0.00	
35	Concrete Invert	\$624.87	\$624.87		\$0.00	\$0.00	\$624.87	100%	\$0.00	
36	Concrete Sewer Manhole 8-10' Depth	\$10,929.60	\$10,929.60		\$0.00	\$0.00	\$10,929.60	100%	\$0.00	
37	Concrete Invert	\$624.87	\$624.87		\$0.00	\$0.00	\$624.87	100%	\$0.00	
38	Concrete Sewer Manhole 10-12' Depth	\$27,324.00	\$27,324.00		\$0.00	\$0.00	\$27,324.00	100%	\$0.00	
39	Concrete Invert	\$1,249.74	\$1,249.74		\$0.00	\$0.00	\$1,249.74	100%	\$0.00	
40	6" SDR 26 Sewer Service	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	
41	Tracer Wire	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	
42	8"x6" Sewer Service Tee	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	
43	6" SDR 26 90 Fitting	\$2,049.30	\$2,049.30		\$0.00	\$0.00	\$2,049.30	100%	\$0.00	
44	6" SDR 26 Sewer Stubup	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	
45	6" Glue Cap	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	
46	12" Steel Casing for Sewer Ditch Crossing	\$2,846.25	\$2,846.25		\$0.00	\$0.00	\$2,846.25	100%	\$0.00	
47	4" SDR 21 Sewer Force Main	\$15,092.00	\$0.00		\$0.00	\$0.00	\$0.00	0%	\$15,092.00	
48	Tracer Wire	\$704.00	\$0.00		\$0.00	\$0.00	\$0.00	0%	\$704.00	
SUB-TOTALS		\$781,256.97	\$619,472.16		\$8,809.19	\$0.00	\$628,281.35	80%	\$152,975.62	

CONTINUATION PAGE

EXHIBIT 3 Oxford Commons Requisition #2

CONTINUATION PAGE

Page 5 of 11

PROJECT: The Oaks Phases 7,8,19&27 TIF
The Oaks Phases 7,8,19&27 TIF
APPLICATION #: 10
DATE OF APPLICATION: 09/01/2023
PERIOD THRU: 09/01/2023
PROJECT #s: 2022024

Payment Application containing Contractor's signature is attached.

A	B	C		D		E		F	G	H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP (G / C)	BALANCE TO COMPLETION (C-G)		RETAINAGE (If Variable)	
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD							
49	Sewer Lift Station	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00			
50	Tie To Existing Sewer Manhole and Repair Roadway	\$2,277.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$2,277.00			
51	4" MJ 90 Degree Fitting	\$1,110.03	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,110.03			
52	4" MJ 45 Degree Fitting	\$1,576.80	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,576.80			
53	Televise Sewer Main	\$3,477.00	\$1,738.50	\$0.00	\$0.00	\$1,738.50	50%	\$1,738.50			
54	Tie To Existing Water Main	\$2,618.55	\$2,618.55	\$0.00	\$0.00	\$2,618.55	100%	\$0.00			
55	8" Ductile Iron Water Main	\$92,952.00	\$92,952.00	\$0.00	\$0.00	\$92,952.00	100%	\$0.00			
56	Tracer Wire	\$1,440.00	\$1,440.00	\$0.00	\$0.00	\$1,440.00	100%	\$0.00			
57	8" Ductile Iron Water Main	\$1,700.00	\$1,700.00	\$0.00	\$0.00	\$1,700.00	100%	\$0.00			
58	Tracer Wire	\$32.00	\$32.00	\$0.00	\$0.00	\$32.00	100%	\$0.00			
59	1" Copper Service Line	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00			
60	Tracer Wire	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00			
61	8"x8" MJ Cross	\$1,309.28	\$1,309.28	\$0.00	\$0.00	\$1,309.28	100%	\$0.00			
62	Concrete Kicker	\$142.31	\$142.31	\$0.00	\$0.00	\$142.31	100%	\$0.00			
63	8"x8" Hydrant Tee	\$1,912.68	\$1,912.68	\$0.00	\$0.00	\$1,912.68	100%	\$0.00			
64	Concrete Kicker	\$426.93	\$426.93	\$0.00	\$0.00	\$426.93	100%	\$0.00			
	SUB-TOTALS	\$892,231.55	\$723,744.41	\$8,809.19	\$0.00	\$732,553.60	82%	\$159,677.95			

CONTINUATION PAGE

Quantum Software Solutions, Inc. Document

EXHIBIT 3 Oxford Commons Requisition #2

Page 6 of 11

CONTINUATION PAGE

PROJECT: The Oaks Phases 7,8,19&27 TIF The Oaks Phases 7,8,19&27 TIF									
APPLICATION #: 10 DATE OF APPLICATION: 09/01/2023 PERIOD THRU: 09/01/2023 PROJECT #s: 2022024									
A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT	D COMPLETED WORK		E AMOUNT THIS PERIOD	F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)	H BALANCE TO COMPLETION (C-G)	I RETAINAGE (if Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD					
65	6" Gate Valve and Box	\$3,586.29	\$3,586.29	\$0.00	\$0.00	\$0.00	\$3,586.29	\$0.00	
66	4' Bury Hydrant	\$9,221.85	\$9,221.85	\$0.00	\$0.00	\$0.00	\$9,221.85	\$0.00	
67	Concrete Kicker	\$426.93	\$426.93	\$0.00	\$0.00	\$0.00	\$426.93	\$0.00	
68	8" Gate Valve and Box	\$6,717.16	\$6,717.16	\$0.00	\$0.00	\$0.00	\$6,717.16	\$0.00	
69	8" MJ 90 Fitting	\$740.03	\$740.03	\$0.00	\$0.00	\$0.00	\$740.03	\$0.00	
70	Concrete Kicker	\$142.31	\$142.31	\$0.00	\$0.00	\$0.00	\$142.31	\$0.00	
71	8" MJ 45 Fitting	\$6,831.00	\$6,831.00	\$0.00	\$0.00	\$0.00	\$6,831.00	\$0.00	
72	Concrete Kicker	\$1,423.10	\$1,423.10	\$0.00	\$0.00	\$0.00	\$1,423.10	\$0.00	
73	8" Cap	\$626.18	\$626.18	\$0.00	\$0.00	\$0.00	\$626.18	\$0.00	
74	Concrete Kicker	\$284.62	\$284.62	\$0.00	\$0.00	\$0.00	\$284.62	\$0.00	
75	1" Curb Stop	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
76	1" Corp Stop	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
77	Meter Box	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
78	3" Rock Construction Easement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
79	Filter Fabric	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
80	Heavy Duty Silt Fence	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
SUB-TOTALS		\$922,231.02	\$753,743.88	\$8,809.19	\$0.00	\$762,553.07	93%	\$159,677.95	

CONTINUATION PAGE

Quantum Software Solutions, Inc. Document

EXHIBIT 3 Oxford Commons Requisition #2

CONTINUATION PAGE

PROJECT: The Oaks Phases 7,8,19&27 TIF									
APPLICATION #: 10									
DATE OF APPLICATION: 09/01/2023									
PERIOD THRU: 09/01/2023									
PROJECT #s: 2022024									
Payment Application containing Contractor's signature is attached									
A	B	C	D	E	F	G	H	I	
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
81	Inlet Protection	\$4,098.60	\$3,893.67	\$0.00	\$0.00	\$3,893.67	95%	\$204.93	
82	Rip Rap Energy Breaks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
83	Seeding	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
84	13-13-13 Commercial Fertilizer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
85	Vegetative Materials for Mulch	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
86	Maintain SWPPP	\$1,138.50	\$1,081.58	\$0.00	\$0.00	\$1,081.58	95%	\$56.92	
87	Maintain Erosion Control Items	\$1,423.13	\$1,351.97	\$0.00	\$0.00	\$1,351.97	95%	\$71.16	
88	Lot Undercut	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
89	The Oaks at Oxford Commons Phases 19&27	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
90	Clearing and Grubbing	\$4,999.06	\$4,999.06	\$0.00	\$0.00	\$4,999.06	100%	\$0.00	
91	Unclassified Excavation	\$48,450.00	\$48,450.00	\$0.00	\$0.00	\$48,450.00	100%	\$0.00	
92	Segmental Block Retaining Wall	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
93	1.5" Hot Mix Asphalt (4800) SY	\$27,386.40	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$27,386.40	
94	2" Hot Mix Asphalt (4800) SY	\$36,515.20	\$36,515.20	\$0.00	\$0.00	\$36,515.20	100%	\$0.00	
95	6" Crushed Limestone Base	\$52,738.80	\$52,738.80	\$0.00	\$0.00	\$52,738.80	100%	\$0.00	
96	24" Concrete Curb and Gutter	\$39,354.00	\$31,483.20	\$5,903.10	\$0.00	\$37,386.30	95%	\$1,967.70	
	SUB-TOTALS	\$1,138,334.71	\$934,257.36	\$14,712.29	\$0.00	\$948,969.65	83%	\$189,365.06	

CONTINUATION PAGE

EXHIBIT 3 Oxford Commons Requisition #2

CONTINUATION PAGE

PROJECT: The Oaks Phases 7,8,19&27 TIF									
APPLICATION #: 10									
DATE OF APPLICATION: 09/01/2023									
PERIOD THRU: 09/01/2023									
PROJECT #s: 2022024									
A	B	C	D		E	F	G	H	I
			AMOUNT PREVIOUS PERIODS	COMPLETED WORK AMOUNT THIS PERIOD					
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT			STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
97	4" Concrete Sidewalk	\$53,760.00	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$53,760.00	
98	Temporary Gravel Turn Around	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
99	15" HDPE Storm Drain	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
100	18" HDPE Storm Drain	\$21,758.00	\$21,758.00	\$0.00	\$0.00	\$21,758.00	100%	\$0.00	
101	24" HDPE Storm Drain	\$23,887.80	\$23,887.80	\$0.00	\$0.00	\$23,887.80	100%	\$0.00	
102	30" HDPE Storm Drain	\$16,297.60	\$16,297.60	\$0.00	\$0.00	\$16,297.60	100%	\$0.00	
103	48" HDPE Storm Drain	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
104	Concrete Junction Box 0-6'	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
105	Concrete Invert	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
106	Concrete Curb Inlet 0-6'	\$41,658.82	\$41,658.82	\$0.00	\$0.00	\$41,658.82	100%	\$0.00	
107	Concrete Invert	\$3,745.70	\$3,745.70	\$0.00	\$0.00	\$3,745.70	100%	\$0.00	
108	Concrete Detention Structure	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
109	Concrete Invert	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
110	18" HDPE 90 Degree Fitting	\$683.10	\$683.10	\$0.00	\$0.00	\$683.10	100%	\$0.00	
111	15" Insert Tee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
112	15" HDPE 90 Degree Fitting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
	SUB-TOTALS	\$1,300,125.73	\$1,042,288.38	\$14,712.29	\$0.00	\$1,057,000.67	81%	\$243,125.06	

CONTINUATION PAGE

Quantum Software Solutions, Inc. Document

EXHIBIT 3 Oxford Commons Requisition #2

CONTINUATION PAGE

PROJECT: The Oaks Phases 7,8,19&27 TIF
 The Oaks Phases 7,8,19&27 TIF
 APPLICATION #: 10
 DATE OF APPLICATION: 09/01/2023
 PERIOD THRU: 09/01/2023
 PROJECT #s: 2022024

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G	H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	RETAINAGE (If Variable)
113	Class B Concrete	\$107,063.97	\$107,063.97	\$0.00	\$0.00	\$107,063.97	100%	\$0.00
114	Reinforcing Steel	\$34,012.99	\$34,012.99	\$0.00	\$0.00	\$34,012.99	100%	\$0.00
115	8" SDR 26 Sewer Main 0-8' Depth	\$22,212.90	\$22,212.90	\$0.00	\$0.00	\$22,212.90	100%	\$0.00
116	Tracer Wire	\$473.10	\$473.10	\$0.00	\$0.00	\$473.10	100%	\$0.00
117	8" SDR 26 Main 8-10' Depth	\$29,971.50	\$29,971.50	\$0.00	\$0.00	\$29,971.50	100%	\$0.00
118	Tracer Wire	\$539.50	\$539.50	\$0.00	\$0.00	\$539.50	100%	\$0.00
119	Concrete Sewer Manhole 0-8' Depth	\$9,221.85	\$9,221.85	\$0.00	\$0.00	\$9,221.85	100%	\$0.00
120	Concrete Invert	\$624.87	\$624.87	\$0.00	\$0.00	\$624.87	100%	\$0.00
121	Concrete Sewer Manhole 8-10' Depth	\$7,286.40	\$7,286.40	\$0.00	\$0.00	\$7,286.40	100%	\$0.00
122	Concrete Invert	\$416.58	\$416.58	\$0.00	\$0.00	\$416.58	100%	\$0.00
123	6" SDR 26 Sewer Service	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
124	Tracer Wire	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
125	8"x6" Sewer Service Tee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
126	6" SDR 26 90 Fitting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
127	6" SDR 26 Sewer Stubup	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
128	6" Glue Cap	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
	SUB-TOTALS	\$1,511,949.39	\$1,254,112.04	\$14,712.29	\$0.00	\$1,268,824.33	84%	\$243,125.06

CONTINUATION PAGE

Quantum Software Solutions, Inc. Document

CONTINUATION PAGE

Payment Application containing Contractor's signature is attached

PROJECT: The Oaks Phases 7.8, 19&27 TIF APPLICATION #: 10 09/01/2023
The Oaks Phases 7.8, 19&27 TIF DATE OF APPLICATION: 09/01/2023
PERIOD THRU: 2022024
PROJECT #s:

A ITEM #	B WORK DESCRIPTION	C SCHEDULED AMOUNT	D COMPLETED WORK		F STORED MATERIALS (NOT IN D OR E)	G TOTAL COMPLETED AND STORED (D + E + F)	H BALANCE TO COMPLETION (C-G)	I RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD				
129	8" Glue Cap	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
130	12" Steel Casing for Sewer Ditch Crossing	\$2,846.25	\$2,846.25	\$0.00	\$0.00	\$2,846.25	\$0.00	
131	Televise Sewer Main	\$3,477.00	\$1,738.50	\$0.00	\$0.00	\$1,738.50	\$1,738.50	
132	8" Ductile Iron Water Main	\$63,827.04	\$63,827.04	\$0.00	\$0.00	\$63,827.04	\$0.00	
133	Tracer Wire	\$988.80	\$988.80	\$0.00	\$0.00	\$988.80	\$0.00	
134	6" Ductile Iron Water Main	\$1,700.00	\$1,700.00	\$0.00	\$0.00	\$1,700.00	\$0.00	
135	Tracer Wire	\$32.00	\$32.00	\$0.00	\$0.00	\$32.00	\$0.00	
136	1" Copper Service Line	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
137	Tracer Wire	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
138	8"x8" MJ Tee	\$967.73	\$967.73	\$0.00	\$0.00	\$967.73	\$0.00	
139	Concrete Kicker	\$142.31	\$142.31	\$0.00	\$0.00	\$142.31	\$0.00	
140	8"x6" Hydrant Tee	\$1,195.42	\$1,195.42	\$0.00	\$0.00	\$1,195.42	\$0.00	
141	Concrete Kicker	\$284.62	\$284.62	\$0.00	\$0.00	\$284.62	\$0.00	
142	6" Gate Valve and Box	\$2,390.86	\$2,390.86	\$0.00	\$0.00	\$2,390.86	\$0.00	
143	4" Bury Hydrant	\$6,147.90	\$6,147.90	\$0.00	\$0.00	\$6,147.90	\$0.00	
144	Concrete Kicker	\$284.62	\$284.62	\$0.00	\$0.00	\$284.62	\$0.00	
	SUB-TOTALS	\$1,596,233.94	\$1,336,658.09	\$14,712.29	\$0.00	\$1,351,370.38	\$244,863.56	

CONTINUATION PAGE

Quantum Software Solutions, Inc. Document

EXHIBIT 3 Oxford Commons Requisition #2

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CONTINUATION PAGE

PROJECT: The Oaks Phases 7,8,19&27 TIF
 APPLICATION #: 10
 DATE OF APPLICATION: 09/01/2023
 PERIOD THRU: 09/01/2023
 PROJECT #s: 2022024

Payment Application containing Contractor's signature is attached

A	B	C	D	E	F	G	H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	RETAINAGE (If Variable)
145	8" Gate Valve and Box	\$5,037.87	\$5,037.87	\$0.00	\$0.00	\$5,037.87	100%	\$0.00
146	8" Cap	\$626.18	\$626.18	\$0.00	\$0.00	\$626.18	100%	\$0.00
147	Concrete Kicker	\$284.62	\$284.62	\$0.00	\$0.00	\$284.62	100%	\$0.00
148	1" Curb Stop	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
149	1" Corp Stop	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
150	Meter Box	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
151	Heavy Duty Silt Fence	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
152	Inlet Protection	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
153	Rip Rap Energy Breaks	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
154	Seeding	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
155	13-13-13 Commercial Fertilizer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
156	Vegetative Materials for Mulch	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
157	Maintain SWPPP	\$1,423.13	\$1,351.97	\$0.00	\$0.00	\$1,351.97	95%	\$71.16
158	Maintain Erosion Control Items	\$1,423.13	\$1,351.97	\$0.00	\$0.00	\$1,351.97	95%	\$71.16
159	Lot Undercut	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
	TOTALS	\$1,605,028.87	\$1,345,310.70	\$14,712.29	\$0.00	\$1,360,022.99	85%	\$245,005.88

CONTINUATION PAGE

Quantum Software Solutions, Inc. Document

Oxford Commons Improvements, LLC Transactions by Account All Transactions

12:59 PM

01/09/25

Accrual Basis

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
19903 - The Oaks Ph1 2 3 9 11 12 18 TIF									
Invoice	06/14/2023	146570	Oxford Commons III...	The Oaks Ph ...		10210 - Accou...			-76,814.69
Bill	06/14/2023	App 1	M & N Excavators Inc	The Oaks - P...		20100 - Accou...	76,814.69		0.00
Invoice	08/09/2023	146576	Oxford Commons IV...	The Oaks Ph...		10210 - Accou...		460,072.39	-460,072.39
Invoice	08/09/2023	146577	Oxford Commons IV...	The Oaks Ph...		10210 - Accou...		102,206.85	-562,279.24
Bill	08/14/2023	3	M & N Excavators Inc	The Oaks - P...		20100 - Accou...	102,206.85		-460,072.39
Bill	08/14/2023	2	M & N Excavators Inc	The Oaks - P...		20100 - Accou...	460,072.39		0.00
Invoice	09/18/2023	146581	Oxford Commons IV...	The Oaks Ph ...		10210 - Accou...		201,474.65	-201,474.65
Bill	09/19/2023	4	M & N Excavators Inc	The Oaks - P...		20100 - Accou...	201,474.65		0.00
Invoice	10/16/2023	146583	Oxford Commons IV...	TIF Pay App 5		10210 - Accou...		204,468.57	-204,468.57
Bill	10/16/2023	5	M & N Excavators Inc	The Oaks - P...		20100 - Accou...	204,468.57		0.00
Invoice	11/08/2023	146587	Oxford Commons IV...	TIF Pay App 6		10210 - Accou...		397,325.01	-397,325.01
Bill	11/08/2023	6	M & N Excavators Inc	The Oaks - P...		20100 - Accou...	397,325.01		0.00
Invoice	01/02/2024	146588	Oxford Commons IV...	TIF Pay App 7		10210 - Accou...		675,624.83	-675,624.83
Bill	01/08/2024	7	M & N Excavators Inc	The Oaks Ph ...		20100 - Accou...	675,624.83		0.00
Invoice	02/07/2024	146591	Oxford Commons IV...	The Oaks - P...		10210 - Accou...		173,337.59	-173,337.59
Bill	02/07/2024	8	M & N Excavators Inc	The Oaks Ph ...		20100 - Accou...	173,337.59		0.00
Invoice	05/08/2024	146602	Oxford Commons IV...	The Oaks Ph ...		10210 - Accou...		117,278.95	-117,278.95
Bill	05/17/2024	9	M & N Excavators Inc	The Oaks Ph ...		20100 - Accou...	117,278.95		0.00
Invoice	12/23/2024	146614	Oxford Commons IV...	The Oaks Ph ...		10210 - Accou...		53,959.37	-53,959.37
Bill	12/23/2024	App 10	M & N Excavators Inc	App 10 The O...		20100 - Accou...	53,959.37		0.00
Total 19903 - The Oaks Ph1 2 3 9 11 12 18 TIF							2,462,562.90	2,462,562.90	0.00
TOTAL							2,462,562.90	2,462,562.90	0.00

retainage not paid yet \$273,618

EXHIBIT 4: Oxford Commons Requisition #2

PAYMENT APPLICATION

TO: Oxford Commons Improvements, LLC
310 Enterprise Drive
Oxford MS 38655
Attn: David Blackburn
FROM: M & N Excavators Inc.
PO Box 2489
Oxford Ms 38655
FOR:

PROJECT The Oaks at Oxford Commons
NAME AND LOCATION: Phase 1, 2, 3, 9, 11, 12 & 18 TIF
310 Enterprise Drive
Oxford MS 38655
ARCHITECT:

APPLICATION # 10 Distribution to:
PERIOD THRU: 12/02/2024 ☐ OWNER
PROJECT #s: 2023019 ☐ ARCHITECT
DATE OF CONTRACT: 05/22/2023 ☐ CONTRACTOR

CONTRACTOR'S SUMMARY OF WORK

Application is made for payment as shown below.
Continuation Page is attached.

1. CONTRACT AMOUNT	\$2,705,385.00
2. SUM OF ALL CHANGE ORDERS	\$30,794.90
3. CURRENT CONTRACT AMOUNT (Line 1 +/- 2)	\$2,736,180.90
4. TOTAL COMPLETED AND STORED (Column G on Continuation Page)	\$2,736,180.90

5. RETAINAGE:	
a. 10.00% of Completed Work (Columns D + E on Continuation Page)	\$273,618.00
b. 10.00% of Material Stored (Column F on Continuation Page)	\$0.00
Total Retainage (Line 5a + 5b or Column I on Continuation Page)	\$273,618.00

6. TOTAL COMPLETED AND STORED LESS RETAINAGE (Line 4 minus Line 5 Total)	\$2,462,562.90
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7. LESS PREVIOUS PAYMENT APPLICATIONS	\$2,408,603.53
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8. PAYMENT DUE	\$53,959.37
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9. BALANCE TO COMPLETION (Line 3 minus Line 6)	\$273,618.00
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SUMMARY OF CHANGE ORDERS	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$30,794.90	\$0.00
Total approved this month	\$0.00	\$0.00
TOTALS	\$30,794.90	\$0.00
NET CHANGES	\$30,794.90	

Contractor's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) the Work has been performed as required in the Contract Documents, (2) all sums previously paid to Contractor under the Contract have been used to pay Contractor's costs for labor, materials and other obligations under the Contract for Work previously paid for, and (3) Contractor is legally entitled to this payment.

CONTRACTOR: M & N Excavators Inc.

By: [Signature] Chad Mayer

Date: 12-03-2024

State of: Mississippi
County of: Lafayette

Subscribed and sworn to before

me this 3 day of Dec 2024

* STATE OF MISSISSIPPI *

TERRY FRANCES KING, NOTARY PUBLIC
PONTOTOC COUNTY

MY COMMISSION EXPIRES MARCH 16, 2027

COMMISSION NUMBER 55239

Notary Public: Terry Frances King
My Commission Expires: 3/16/2027

ARCHITECT'S CERTIFICATION

Architect's signature below is his assurance to Owner, concerning the payment herein applied for, that: (1) Architect has inspected the Work represented by this Application, (2) such Work has been completed to the extent indicated in this Application, and the quality of workmanship and materials conforms with the Contract Documents, (3) this Application for Payment accurately states the amount of Work completed and payment due therefor, and (4) Architect knows of no reason why payment should not be made.

CERTIFIED AMOUNT

53,959.37

(If the certified amount is different from the payment due, you should attach an explanation. Initial all the figures that are changed to match the certified amount.)

Engineer:

By: [Signature]

Date: 12/20/24

Neither this Application nor payment applied for herein is assignable or negotiable. Payment shall be made only to Contractor, and is without prejudice to any rights of Owner or Contractor under the Contract Documents or otherwise.

PAYMENT APPLICATION

Quantum Software Solutions, Inc. Document

EXHIBIT 4: Oxford Commons Requisition #2

Page 2 of 8

CONTINUATION PAGE

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12/02/2024

12/02/2024

2023019

APPLICATION #:

DATE OF APPLICATION:

PERIOD THRU:

PROJECT #s:

The Oaks at Oxford Commons

Phase 1, 2, 3, 9, 11, 12& 18 TIF

PROJECT:

Payment Application containing Contractor's signature is attached.

A	B	C	D		E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (if Variable)
			AMOUNT PREVIOUS PERIODS							
1	Clearing and Grubbing	\$16,018.70	\$16,018.70		\$0.00	\$0.00	\$16,018.70	100%	\$0.00	
2	Unclassified Excavation	\$96,249.35	\$96,249.35		\$0.00	\$0.00	\$96,249.35	100%	\$0.00	
3	Lot Undercut	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	
4	Segmental Block Retaining Wall	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	
5	2.0" Hot Mix Asphalt	\$48,504.85	\$48,504.85		\$0.00	\$0.00	\$48,504.85	100%	\$0.00	
6	6" Crushed Limestone	\$66,866.40	\$66,866.40		\$0.00	\$0.00	\$66,866.40	100%	\$0.00	
7	2.0" Hot Mix Asphalt	\$132,890.00	\$132,890.00		\$0.00	\$0.00	\$132,890.00	100%	\$0.00	
8	6" Crushed Limestone	\$183,732.00	\$183,732.00		\$0.00	\$0.00	\$183,732.00	100%	\$0.00	
9	Temporary Gravel Turnaround	\$42,168.00	\$42,168.00		\$0.00	\$0.00	\$42,168.00	100%	\$0.00	
10	2.0" Hot Mix Asphalt	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	
11	6" Crushed Limestone	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	
12	24" Concrete Curb and Gutter(Buddy East Parkway)	\$32,911.38	\$32,911.38		\$0.00	\$0.00	\$32,911.38	100%	\$0.00	
13	24" Concrete Curb and Gutter(Subdivision Section)	\$145,653.00	\$145,653.00		\$0.00	\$0.00	\$145,653.00	100%	\$0.00	
14	15" HDPE Storm Drain	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	
15	18" HDPE Storm Drain	\$62,316.36	\$62,316.36		\$0.00	\$0.00	\$62,316.36	100%	\$0.00	
16	24" HDPE Storm Drain	\$34,522.88	\$34,522.88		\$0.00	\$0.00	\$34,522.88	100%	\$0.00	
SUB-TOTALS			\$861,832.92	\$861,832.92	\$0.00	\$0.00	\$861,832.92	100%	\$0.00	

CONTINUATION PAGE

Quantum Software Solutions, Inc. Document

EXHIBIT 4: Oxford Commons Requisition #2

CONTINUATION PAGE

PROJECT: The Oaks at Oxford Commons
Phase 1, 2, 3, 9, 11, 12 & 18 TIF

APPLICATION #: 10
DATE OF APPLICATION: 12/02/2024
PERIOD THRU: 12/02/2024
PROJECT #s: 2023019

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G	H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	RETAINAGE (If Variable)
17	30" HDPE Storm Drain	\$26,605.64	\$26,605.64	\$0.00	\$0.00	\$26,605.64	100%	\$0.00
18	36" HDPE Storm Drain	\$86,559.19	\$86,559.19	\$0.00	\$0.00	\$86,559.19	100%	\$0.00
19	48" HDPE Storm Drain	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
20	60" HDPE Storm Drain	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
21	Concrete Curb inlets (0'-6')	\$203,621.85	\$203,621.85	\$0.00	\$0.00	\$203,621.85	100%	\$0.00
22	Concrete Inverts	\$12,572.65	\$12,572.65	\$0.00	\$0.00	\$12,572.65	100%	\$0.00
23	Concrete Curb Inlets (6'-10')	\$17,889.81	\$17,889.81	\$0.00	\$0.00	\$17,889.81	100%	\$0.00
24	Concrete Inverts	\$919.95	\$919.95	\$0.00	\$0.00	\$919.95	100%	\$0.00
25	Concrete Curb Inlets (10'-15')	\$8,224.28	\$8,224.28	\$0.00	\$0.00	\$8,224.28	100%	\$0.00
26	Concrete Inverts	\$306.65	\$306.65	\$0.00	\$0.00	\$306.65	100%	\$0.00
27	Concrete Grate inlets (0'-6')	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
28	Concrete Inverts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
29	Concrete Junction Box (0'-6')	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
30	Concrete Inverts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
31	Concrete Junction Box (10'-15')	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
32	Concrete Inverts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
SUB-TOTALS		\$1,218,532.94	\$1,218,532.94	\$0.00	\$0.00	\$1,218,532.94	100%	\$0.00

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EXHIBIT 4: Oxford Commons Requisition #2

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CONTINUATION PAGE

PROJECT: The Oaks at Oxford Commons
Phase 1,2,3,9,11,12& 18 TIF

APPLICATION #: 10
DATE OF APPLICATION: 12/02/2024
PERIOD THRU: 12/02/2024
PROJECT #s: 2023019

Payment Application containing Contractor's signature is attached.

A	B	C		D		E	F	G		H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)	
			AMOUNT PREVIOUS PERIODS								
33	Concrete Detention Structures	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
34	Concrete Inverts	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
35	Concrete Pipe Collars	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
36	Remove and Reset 30" Concrete Flared End Section	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
37	Trash Racks for Detention Structures	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
38	Class B Structural Concrete	\$224,468.55	\$224,468.55		\$0.00	\$0.00	\$224,468.55	100%	\$0.00		
39	Reinforcing Steel	\$77,192.83	\$77,192.83		\$0.00	\$0.00	\$77,192.83	100%	\$0.00		
40	8" Ductile Iron Water Main	\$241,553.90	\$241,553.90		\$0.00	\$0.00	\$241,553.90	100%	\$0.00		
41	Tracer Wire	\$3,714.90	\$3,714.90		\$0.00	\$0.00	\$3,714.90	100%	\$0.00		
42	6" Ductile Iron Water Main	\$6,326.60	\$6,326.60		\$0.00	\$0.00	\$6,326.60	100%	\$0.00		
43	Tracer Wire	\$121.80	\$121.80		\$0.00	\$0.00	\$121.80	100%	\$0.00		
44	1" Copper Water Service	\$29,470.80	\$29,470.80		\$0.00	\$0.00	\$29,470.80	100%	\$0.00		
45	Tracer Wire	\$1,070.10	\$1,070.10		\$0.00	\$0.00	\$1,070.10	100%	\$0.00		
46	1" Corp Stop	\$10,215.45	\$10,215.45		\$0.00	\$0.00	\$10,215.45	100%	\$0.00		
47	1" Curb Stop	\$14,009.76	\$14,009.76		\$0.00	\$0.00	\$14,009.76	100%	\$0.00		
48	Meter Box	\$7,004.88	\$7,004.88		\$0.00	\$0.00	\$7,004.88	100%	\$0.00		
SUB-TOTALS		\$1,833,682.51	\$1,833,682.51		\$0.00	\$0.00	\$1,833,682.51	100%	\$0.00		

Quantum Software Solutions, Inc. Document

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EXHIBIT 4: Oxford Commons Requisition #2

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PROJECT: The Oaks at Oxford Commons
 Phase 1,2,3,9,11,12& 18 TIF
 APPLICATION #: 10
 DATE OF APPLICATION: 12/02/2024
 PERIOD THRU: 12/02/2024
 PROJECT #s: 2023019

Payment Application containing Contractor's signature is attached.

A	B	C	D		E	F	G	H	I	
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK		AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
			AMOUNT PREVIOUS PERIODS							
49	4' Bury Hydrant	\$31,705.76	\$31,705.76		\$0.00	\$0.00	\$31,705.76	100%	\$0.00	
50	8" X 6" Hydrant Tee	\$8,910.08	\$8,910.08		\$0.00	\$0.00	\$8,910.08	100%	\$0.00	
51	6" Gate valve and Box	\$13,878.08	\$13,878.08		\$0.00	\$0.00	\$13,878.08	100%	\$0.00	
52	Concrete Kicker	\$1,242.00	\$1,242.00		\$0.00	\$0.00	\$1,242.00	100%	\$0.00	
53	8" Gate valve and box	\$30,689.88	\$30,689.88		\$0.00	\$0.00	\$30,689.88	100%	\$0.00	
54	8" X 8" MJ Tee	\$3,966.96	\$3,966.96		\$0.00	\$0.00	\$3,966.96	100%	\$0.00	
55	Concrete Kicker	\$465.75	\$465.75		\$0.00	\$0.00	\$465.75	100%	\$0.00	
56	8" X 8" MJ Cross	\$2,310.95	\$2,310.95		\$0.00	\$0.00	\$2,310.95	100%	\$0.00	
57	Concrete Kicker	\$155.25	\$155.25		\$0.00	\$0.00	\$155.25	100%	\$0.00	
58	8" MJ Cap	\$1,583.55	\$1,583.55		\$0.00	\$0.00	\$1,583.55	100%	\$0.00	
59	Concrete Kicker	\$776.25	\$776.25		\$0.00	\$0.00	\$776.25	100%	\$0.00	
60	8" MJ 22.5 Degree Fitting	\$11,088.64	\$11,088.64		\$0.00	\$0.00	\$11,088.64	100%	\$0.00	
61	Concrete Kicker	\$2,484.00	\$2,484.00		\$0.00	\$0.00	\$2,484.00	100%	\$0.00	
62	16" X 8" MJ Reducer	\$1,800.90	\$1,800.90		\$0.00	\$0.00	\$1,800.90	100%	\$0.00	
63	Concrete Kicker	\$155.25	\$155.25		\$0.00	\$0.00	\$155.25	100%	\$0.00	
64	Pressure Testing	\$3,105.00	\$0.00		\$3,105.00	\$0.00	\$3,105.00	100%	\$0.00	
	SUB-TOTALS	\$1,948,000.81	\$1,944,895.81		\$3,105.00	\$0.00	\$1,948,000.81	100%	\$0.00	

CONTINUATION PAGE

Quantum Software Solutions, Inc. Document

EXHIBIT 4: Oxford Commons Requisition #2

CONTINUATION PAGE

PROJECT:		The Oaks at Oxford Commons Phase 1,2,3,9,11,12& 18 TIF	APPLICATION #:	10
Payment Application containing Contractor's signature is attached.			DATE OF APPLICATION:	12/02/2024
			PERIOD THRU:	12/02/2024
			PROJECT #s:	2023019

A	B	C	D		E	F	G	H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	AMOUNT PREVIOUS PERIODS	COMPLETED WORK AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	BALANCE TO COMPLETION (C-G)	RETAINAGE (if Variable)
65	8" SDR 26 PVC Sewer Main	\$177,698.40	\$177,698.40	\$0.00	\$0.00	\$177,698.40	100%	\$0.00	
66	Tracer Wire	\$3,688.80	\$3,688.80	\$0.00	\$0.00	\$3,688.80	100%	\$0.00	
67	6" SDR 26 Pvc Sewer Service	\$47,508.00	\$47,508.00	\$0.00	\$0.00	\$47,508.00	100%	\$0.00	
68	Tracer Wire	\$1,287.60	\$1,287.60	\$0.00	\$0.00	\$1,287.60	100%	\$0.00	
69	Concrete Sewer Manhole (0-6')	\$50,571.95	\$50,571.95	\$0.00	\$0.00	\$50,571.95	100%	\$0.00	
70	Concrete Invert	\$2,185.92	\$2,185.92	\$0.00	\$0.00	\$2,185.92	100%	\$0.00	
71	Concrete Sewer Manhole (6-10')	\$21,102.08	\$21,102.08	\$0.00	\$0.00	\$21,102.08	100%	\$0.00	
72	Concrete Invert	\$794.88	\$794.88	\$0.00	\$0.00	\$794.88	100%	\$0.00	
73	Concrete Sewer Manhole (10-15')	\$44,410.20	\$44,410.20	\$0.00	\$0.00	\$44,410.20	100%	\$0.00	
74	Concrete Invert	\$1,192.32	\$1,192.32	\$0.00	\$0.00	\$1,192.32	100%	\$0.00	
75	8" X 6" SDR 26 Service Tee	\$7,650.72	\$7,650.72	\$0.00	\$0.00	\$7,650.72	100%	\$0.00	
76	8" SDR 26 90 Degree Fitting	\$7,588.62	\$7,588.62	\$0.00	\$0.00	\$7,588.62	100%	\$0.00	
77	6" Glue Cap	\$2,334.96	\$2,334.96	\$0.00	\$0.00	\$2,334.96	100%	\$0.00	
78	8" PVC Glue Cap	\$149.04	\$149.04	\$0.00	\$0.00	\$149.04	100%	\$0.00	
79	12" Steel Crossing	\$6,831.00	\$6,831.00	\$0.00	\$0.00	\$6,831.00	100%	\$0.00	
80	Concrete Sewer Wetwell	\$9,128.70	\$9,128.70	\$0.00	\$0.00	\$9,128.70	100%	\$0.00	
SUB-TOTALS		\$2,332,124.00	\$2,329,019.00	\$3,105.00	\$0.00	\$2,332,124.00	100%	\$0.00	

CONTINUATION PAGE

EXHIBIT 4: Oxford Commons Requisition #2

CONTINUATION PAGE

PROJECT: The Oaks at Oxford Commons
 Phase 1,2,3,9,11,12& 18 TIF
 APPLICATION #: 10
 DATE OF APPLICATION: 12/02/2024
 PERIOD THRU: 12/02/2024
 PROJECT #s: 2023019

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G	H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	BALANCE TO COMPLETION (C-G)	RETAINAGE (If Variable)
81	Fitting and Piping for Lift station	\$10,929.60	\$10,929.60	\$0.00	\$0.00	\$10,929.60	\$0.00	
82	Sewer Pumps	\$119,604.60	\$95,683.68	\$23,920.92	\$0.00	\$119,604.60	\$0.00	
83	6" Class 200 PVC Sewer Force Main	\$71,683.80	\$57,347.04	\$14,336.76	\$0.00	\$71,683.80	\$0.00	
84	Tracer Wire	\$1,931.40	\$1,545.12	\$386.28	\$0.00	\$1,931.40	\$0.00	
85	6" MJ 90 Degree Fitting	\$1,620.81	\$1,620.81	\$0.00	\$0.00	\$1,620.81	\$0.00	
86	6" MJ 22.5 Degree Fitting	\$4,582.98	\$3,666.38	\$916.60	\$0.00	\$4,582.98	\$0.00	
87	8" MJ 11.25 Degree Fitting	\$1,018.44	\$814.75	\$203.69	\$0.00	\$1,018.44	\$0.00	
88	Tie to Existing Sewer stubout	\$869.40	\$695.52	\$173.88	\$0.00	\$869.40	\$0.00	
89	Pressure Testing	\$2,484.00	\$0.00	\$2,484.00	\$0.00	\$2,484.00	\$0.00	
90	TV Inspection for Sewer Lines	\$9,370.40	\$0.00	\$9,370.40	\$0.00	\$9,370.40	\$0.00	
91	8" SDR 26 PVC Sewer Main	\$46,101.00	\$46,101.00	\$0.00	\$0.00	\$46,101.00	\$0.00	
92	Tracer Wire	\$957.00	\$957.00	\$0.00	\$0.00	\$957.00	\$0.00	
93	6" SDR 26 PVC Sewer Service	\$21,186.00	\$21,186.00	\$0.00	\$0.00	\$21,186.00	\$0.00	
94	Tracer Wire	\$574.20	\$574.20	\$0.00	\$0.00	\$574.20	\$0.00	
95	8" X 6" SDR 26 Service Tee	\$3,477.60	\$3,477.60	\$0.00	\$0.00	\$3,477.60	\$0.00	
96	6" Glue Cap	\$1,043.28	\$1,043.28	\$0.00	\$0.00	\$1,043.28	\$0.00	
	SUB-TOTALS	\$2,629,558.51	\$2,574,660.98	\$54,897.53	\$0.00	\$2,629,558.51	\$0.00	

CONTINUATION PAGE

EXHIBIT 4: Oxford Commons Requisition #2

CONTINUATION PAGE

PROJECT: The Oaks at Oxford Commons
 Phase 1,2,3,9,11,12& 18 TIF
 APPLICATION #: 10
 DATE OF APPLICATION: 12/02/2024
 PERIOD THRU: 12/02/2024
 PROJECT #s: 2023019

Payment Application containing Contractor's signature is attached.

A	B	C	D	E	F	G	H	I
ITEM #	WORK DESCRIPTION	SCHEDULED AMOUNT	COMPLETED WORK AMOUNT PREVIOUS PERIODS	AMOUNT THIS PERIOD	STORED MATERIALS (NOT IN D OR E)	TOTAL COMPLETED AND STORED (D + E + F)	% COMP. (G / C)	RETAINAGE (If Variable)
97	Concrete Sewer Manhole (6-10')	\$21,102.08	\$21,102.08	\$0.00	\$0.00	\$21,102.08	100%	\$0.00
98	Concrete Invert	\$794.88	\$794.88	\$0.00	\$0.00	\$794.88	100%	\$0.00
99	Concrete Sewer Manhole (10'-15')	\$29,606.80	\$29,606.80	\$0.00	\$0.00	\$29,606.80	100%	\$0.00
100	Concrete Invert	\$794.88	\$794.88	\$0.00	\$0.00	\$794.88	100%	\$0.00
101	TV Inspection of Sewer Lines	\$2,431.00	\$0.00	\$2,431.00	\$0.00	\$2,431.00	100%	\$0.00
102	Rock Construction Entrance	\$730.95	\$730.95	\$0.00	\$0.00	\$730.95	100%	\$0.00
103	Filter Fabric	\$98.34	\$98.34	\$0.00	\$0.00	\$98.34	100%	\$0.00
104	Rip Rap Discharge Rings	\$874.39	\$874.39	\$0.00	\$0.00	\$874.39	100%	\$0.00
105	Inlet Protection	\$1,204.99	\$0.00	\$1,204.99	\$0.00	\$1,204.99	100%	\$0.00
106	Heavy Duty Silt Fence	\$3,008.01	\$3,008.01	\$0.00	\$0.00	\$3,008.01	100%	\$0.00
107	6" Fair Cloth Skimmer	\$1,420.85	\$0.00	\$1,420.85	\$0.00	\$1,420.85	100%	\$0.00
108	12" Straw Wattles	\$2,767.05	\$2,767.05	\$0.00	\$0.00	\$2,767.05	100%	\$0.00
109	Seed and Mulching	\$9,080.59	\$9,080.59	\$0.00	\$0.00	\$9,080.59	100%	\$0.00
110	Maintain SWPP	\$546.48	\$546.48	\$0.00	\$0.00	\$546.48	100%	\$0.00
111	Maintenance of Erosion Control	\$1,366.20	\$1,366.20	\$0.00	\$0.00	\$1,366.20	100%	\$0.00
112	Change Order # 1	\$30,794.90	\$30,794.90	\$0.00	\$0.00	\$30,794.90	100%	\$0.00
	TOTALS	\$2,736,180.90	\$2,676,226.53	\$59,954.37	\$0.00	\$2,736,180.90	100%	\$0.00

CONTINUATION PAGE

Oxford Commons Improvements, LLC
Transactions by Account
All Transactions

12:54 PM
01/09/25
Accrual Basis

Type	Date	Num	Name	Memo	Clr	Split	Debit	Credit	Balance
1411 - Tractor Supply TIF									
Invoice	10/29/2020	146509	Tractor Supply- Sum...	Tractor Suppl...		10210 - Accou...			-165,857.21
Bill	11/02/2020	App 1 ...	AHS Construction C...	App 1 Tractor ...		20100 - Accou...	165,857.21	165,857.21	0.00
Bill	12/10/2020	App2T ...	AHS Construction C...	App 2 TIF		20100 - Accou...	143,720.82		143,720.82
Invoice	12/10/2020	146515	Tractor Supply- Sum...	Tractor Suppl...		10210 - Accou...		143,720.82	0.00
Bill	01/20/2021	App 3 ...	AHS Construction C...	App 3 Tractor ...		20100 - Accou...	63,554.81		63,554.81
Invoice	01/20/2021	146524	The Summit at Oxfo...	Reimburseme...		10210 - Accou...		63,554.81	0.00
Bill	02/24/2021	App 4 ...	AHS Construction C...	App 4 Tractor ...		20100 - Accou...	146,948.35		146,948.35
Invoice	02/24/2021	146530	The Summit at Oxfo...	App 4 Tractor ...		10210 - Accou...		146,948.35	0.00
Bill	03/19/2021	App 5 ...	AHS Construction C...	App 5 Tractor ...		20100 - Accou...	96,992.58		96,992.58
Invoice	03/19/2021	146531	The Summit at Oxfo...	App 5 Tractor ...		10210 - Accou...		96,992.58	0.00
Bill	04/14/2021	App 6 ...	AHS Construction C...	App 6 Tractor ...		20100 - Accou...	217,877.79		217,877.79
Invoice	04/14/2021	146534	The Summit at Oxfo...	Reimburseme...		10210 - Accou...		217,877.79	0.00
Bill	06/03/2021	App 7 ...	AHS Construction C...	App 7 Tractor ...		20100 - Accou...	39,535.22		39,535.22
Invoice	06/03/2021	146537	The Summit at Oxfo...	App 7 Tractor ...		10210 - Accou...		39,535.22	0.00
Bill	08/24/2021	App 8 ...	AHS Construction C...	App 8 Final Tr...		20100 - Accou...	46,025.62		46,025.62
Invoice	08/24/2021	146543	The Summit at Oxfo...	App 8 Final R...		10210 - Accou...		46,025.62	0.00
Total 1411 - Tractor Supply TIF							920,512.40	920,512.40	0.00
TOTAL							920,512.40	920,512.40	0.00

APPLICATION AND CERTIFICATION FOR PAYMENT

TO CONTRACTOR:	AHS Construction Co., LLC	PROJECT:	Tractor Supply at Oxford Commons	APPLICATION NO:	8-FINAL	Distribution to:
	PO BOX 464	ADDRESS:	TIF Contract	PERIOD TO:	5/31/2021	OWNER:
	New Albany, MS 38652			CONTRACT FOR:		ARCHITECT:
		OWNER:	Oxford Commons Improvements, LLC	CONTRACT DATE:	8/23/2020	CONTRACTOR: X
		ADDRESS:	310 Enterprise Dr.	DATE SUBMITTED:	6/2/2021	FIELD:
			Oxford, MS 38655			OTHER:
		ARCHITECT:		ARCHITECT PN:		

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$893,404.40
2. Net change by Change Orders \$ 27,108.00
3. CONTRACT SUM TO DATE (Line 1 + 2) \$ 920,512.40
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703) \$ 920,512.40

5. RETAINAGE:

- a. 0% of Completed Work (Column D + E on G703) = \$ -
- b. 0% of Stored Material (Column F on G703) = \$ -

Total Retainage (Lines 5a + 5b or

Total in Column I of G703)

6. TOTAL EARNED LESS RETAINAGE

(Line 4 Less Line 5 Total)

7. LESS PREVIOUS CERTIFICATES FOR

PAYMENT (Line 6 from prior Certificate)

8. CURRENT PAYMENT DUE

9. BALANCE TO FINISH, INCLUDING RETAINAGE

(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months	\$27,108.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$27,108.00	\$0.00
NET CHANGES by Change Order		\$27,108.00

CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Construction Manager certifies to the Owner that to the best of their 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 \$ 46,025.62

(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.)

CONSTRUCTION MANAGER:

By: _____ Date: _____

ARCHITECT (IF APPLICABLE): _____

By: _____ Date: 8/30/21

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.



CONTRACTOR: AHS Construction Co., LLC
 By: [Signature] Date: 6/2/2021
 NOTARY:
 State of: Mississippi
 County of: Pontotoc
 Subscribed and sworn to before me this June 2 day of June 21
 Notary Public: Alissa Hale
 My Commission expires: Jan. 18, 2025

EXHIBIT 5: Oxford Commons Requisition #2

EXHIBIT 5: Oxford Commons Requisition #2

APPLICATION NO: 00-000000

EXPIRATION DATE: 05/02/21

PERIOD TO: 05/31/21

ARCHITECT'S PROJECT NO. 0

A ITEM NO	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D		E THIS PER OD	F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETA YAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED					
1	CLEARING, GRUBBING & DEMOLITION	\$ 16,626.43	\$	16,626.43	\$	\$	\$ 16,626.43	100.00%	\$
2	UNCLASSIFIED EXCAVATION	\$ 48,274.05	\$	48,274.05	\$	\$	\$ 48,274.05	100.00%	\$
3	8" SDR-26 PVC PIPE (OPEN CUT)	\$ 14,200.20	\$	14,200.20	\$	\$	\$ 14,200.20	100.00%	\$
4	4" DIAMETER MANHOLE	\$ 6,030.00	\$	6,030.00	\$	\$	\$ 6,030.00	100.00%	\$
5	CONNECT TO EXISTING SEWER LINE	\$ 1,500.00	\$	1,500.00	\$	\$	\$ 1,500.00	100.00%	\$
6	TEMPORARY LIFT STATION & FORCE MAIN	\$ 42,480.00	\$	42,480.00	\$	\$	\$ 42,480.00	100.00%	\$
7	15" HDPE STORM DRAIN	\$ 10,395.00	\$	10,395.00	\$	\$	\$ 10,395.00	100.00%	\$
8	18" HDPE STORM DRAIN	\$ 6,517.50	\$	6,517.50	\$	\$	\$ 6,517.50	100.00%	\$
9	24" HDPE STORM DRAIN	\$ 45,188.10	\$	45,188.10	\$	\$	\$ 45,188.10	100.00%	\$
10	30" HDPE STORM DRAIN	\$ 18,211.50	\$	18,211.50	\$	\$	\$ 18,211.50	100.00%	\$
11	18" HDPE STORM DRAIN	\$ 7,059.50	\$	7,059.50	\$	\$	\$ 7,059.50	100.00%	\$
12	CONCRETE FENCE	\$ 3,360.00	\$	3,360.00	\$	\$	\$ 3,360.00	100.00%	\$
13	CURB INLET (6"x24")	\$ 30,600.00	\$	30,600.00	\$	\$	\$ 30,600.00	100.00%	\$
14	3" GATE INLET STRUCTURE	\$ 19,740.00	\$	19,740.00	\$	\$	\$ 19,740.00	100.00%	\$
15	FUNCTION BOX	\$ 18,000.00	\$	18,000.00	\$	\$	\$ 18,000.00	100.00%	\$
16	24" F.E.S.	\$ 3,480.00	\$	3,480.00	\$	\$	\$ 3,480.00	100.00%	\$
17	30" F.E.S.	\$ 4,310.00	\$	4,310.00	\$	\$	\$ 4,310.00	100.00%	\$
18	18" F.E.S.	\$ 5,340.00	\$	5,340.00	\$	\$	\$ 5,340.00	100.00%	\$
19	DETENTION STRUCTURE (08-36)	\$ 7,200.00	\$	7,200.00	\$	\$	\$ 7,200.00	100.00%	\$
20	CONCRETE SIDEWALK	\$ 2,803.20	\$	2,803.20	\$	\$	\$ 2,803.20	100.00%	\$
21	16" CONCRETE CURB	\$ 14,400.00	\$	14,400.00	\$	\$	\$ 14,400.00	100.00%	\$
22	CONCRETE CURB	\$ 1,800.00	\$	1,800.00	\$	\$	\$ 1,800.00	100.00%	\$
23	18" SLOT DRAIN	\$ 20,350.70	\$	20,350.70	\$	\$	\$ 20,350.70	100.00%	\$
24	24" SLOT DRAIN	\$ 21,176.32	\$	21,176.32	\$	\$	\$ 21,176.32	100.00%	\$
25	TEMPORARY DETENTION BASIN	\$	\$	\$	\$	\$	\$	0.00%	\$
26	18" DUCTILE IRON WATERLINE	\$ 1,001.00	\$	1,001.00	\$	\$	\$ 1,001.00	100.00%	\$
27	18" DUCTILE IRON WATERLINE	\$ 28,248.00	\$	28,248.00	\$	\$	\$ 28,248.00	100.00%	\$
28	18" DUCTILE IRON ASSEMBLY	\$ 7,956.00	\$	7,956.00	\$	\$	\$ 7,956.00	100.00%	\$
29	18" GATE VALVE & BOX	\$ 8,100.00	\$	8,100.00	\$	\$	\$ 8,100.00	100.00%	\$
30	DUCTILE IRON FITTINGS	\$ 4,050.00	\$	4,050.00	\$	\$	\$ 4,050.00	100.00%	\$
31	18" 40' MANHOLE ASSEMBLY (STANDARD DUTY)	\$ 68,200.00	\$	68,200.00	\$	\$	\$ 68,200.00	100.00%	\$
32	18" 40' MANHOLE ASSEMBLY (HEAVY DUTY)	\$ 59,880.00	\$	59,880.00	\$	\$	\$ 59,880.00	100.00%	\$
33	18" CONCRETE PAVING	\$ 64,514.00	\$	64,514.00	\$	\$	\$ 64,514.00	100.00%	\$
34	18" CRUSHED LIMESTONE BASE (CONCRETE PAVING)	\$ 7,980.00	\$	7,980.00	\$	\$	\$ 7,980.00	100.00%	\$
35	18" SOIL CEMENT (STANDARD DUTY)	\$ 34,220.16	\$	34,220.16	\$	\$	\$ 34,220.16	100.00%	\$
36	10" SOIL CEMENT (HEAVY DUTY)	\$ 42,395.60	\$	42,395.60	\$	\$	\$ 42,395.60	100.00%	\$
37	10" CONCRETE CURB AND GUTTER	\$ 45,968.78	\$	45,968.78	\$	\$	\$ 45,968.78	100.00%	\$
38	HEADER CURB	\$ 28,828.80	\$	28,828.80	\$	\$	\$ 28,828.80	100.00%	\$
39	CONCRETE SIDEWALK	\$ 23,132.16	\$	23,132.16	\$	\$	\$ 23,132.16	100.00%	\$
40	TURN DOWN SIDEWALK	\$	\$	\$	\$	\$	\$	0.00%	\$
41	ADA RAMPS	\$ 1,080.00	\$	1,080.00	\$	\$	\$ 1,080.00	100.00%	\$
42	RETAINING WALL	\$ 25,308.00	\$	25,308.00	\$	\$	\$ 25,308.00	100.00%	\$
43	EROSION AND SEDIMENTATION CONTROL	\$ 7,683.30	\$	7,683.30	\$	\$	\$ 7,683.30	100.00%	\$
44	STRIPING	\$ 2,160.00	\$	2,160.00	\$	\$	\$ 2,160.00	100.00%	\$
45	DUMPSTER ENCLOSURE	\$ 18,000.00	\$	18,000.00	\$	\$	\$ 18,000.00	100.00%	\$
46	SEED AND MULCH	\$ 5,625.00	\$	5,625.00	\$	\$	\$ 5,625.00	100.00%	\$
47	10R1-WATER & LIFT STATION	\$ 1,400.00	\$	1,400.00	\$	\$	\$ 1,400.00	100.00%	\$
48	10R2-UNDERCUTS	\$ 3,287.00	\$	3,287.00	\$	\$	\$ 3,287.00	100.00%	\$
49	10R3-SLEEVES	\$ 10,656.00	\$	10,656.00	\$	\$	\$ 10,656.00	100.00%	\$
50	10R4-LIFT STATION ADDITIONAL WORK	\$ 9,650.00	\$	9,650.00	\$	\$	\$ 9,650.00	100.00%	\$
51	10R5-ADDITIONAL 15"HOPE PIPE	\$ 2,115.00	\$	2,115.00	\$	\$	\$ 2,115.00	100.00%	\$
GRAND TOTALS			\$920,512.40	\$920,512.40	\$0.00	\$	\$920,512.40	100%	\$0.00
									\$0.00

Oxford Commons Improvements, LLC
Transactions by Account
All Transactions

1:28 PM
01/09/25
Accrual Basis

Type	Date	Nam	Memo	Clr	Split	Debit	Credit	Balance
1415 - Construction Cost								
Invoice	05/14/2021	The Commons Oxf...	App 1 OC mix...		10210 - Accou...			-356,745.45
Bill	05/14/2021	Blackburn Construct...	App 1 OC mix...		20100 - Accou...	356,745.45	356,745.45	0.00
Bill	07/07/2021	Blackburn Construct...	App 2 OC Mix...		20100 - Accou...	120,118.85		120,118.85
Invoice	07/07/2021	The Commons Oxf...	App 2 OC mix...		10210 - Accou...		120,118.85	0.00
Bill	10/13/2021	Blackburn Construct...	App 3 OC Mix...		20100 - Accou...	150,649.92		150,649.92
Invoice	10/13/2021	The Commons Oxf...	App 3 TIF con...		10210 - Accou...		150,649.92	0.00
Bill	11/30/2021	Blackburn Construct...	App 4 OC Mix...		20100 - Accou...	133,043.65		133,043.65
Invoice	12/01/2021	The Commons Oxf...	App 4 OC Mix...		10210 - Accou...		133,043.65	0.00
Bill	01/12/2022	Blackburn Construct...	App 6 Job 20...		20100 - Accou...	117,264.43		117,264.43
Invoice	01/12/2022	The Commons Oxf...	reimburseme...		10210 - Accou...		117,264.43	0.00
Bill	01/12/2022	Blackburn Construct...	App 5 OC Mix...		20100 - Accou...	99,159.87		99,159.87
Invoice	02/08/2022	The Commons Oxf...	reimburseme...		10210 - Accou...		99,159.87	0.00
Bill	02/08/2022	Blackburn Construct...	App 7 OC Mix...		20100 - Accou...	46,174.95		46,174.95
Invoice	03/07/2022	The Commons Oxf...	App 7 OC Mix...		10210 - Accou...		46,174.95	0.00
Bill	03/07/2022	Blackburn Construct...	App 8 OC Mix...		20100 - Accou...	59,628.80		59,628.80
Invoice	05/31/2022	The Commons Oxf...	Reimburseme...		10210 - Accou...		59,628.80	0.00
Bill	05/31/2022	Blackburn Construct...	App 9 OC Mix...		20100 - Accou...	48,998.60		48,998.60
Invoice	05/31/2022	The Commons Oxf...	Reimburseme...		10210 - Accou...		48,998.60	0.00
Bill	07/11/2022	Blackburn Construct...	App 10 OC Mi...		20100 - Accou...	206,292.39		206,292.39
Invoice	07/11/2022	The Commons Oxf...	Reimburseme...		10210 - Accou...		206,292.39	0.00
Bill	08/10/2022	Blackburn Construct...	App 11 OC Mi...		20100 - Accou...	160,057.97		160,057.97
Invoice	08/10/2022	The Commons Oxf...	Reimburseme...		10210 - Accou...		160,057.97	0.00
Bill	12/20/2022	Blackburn Construct...	App 12 Job 2...		20100 - Accou...	79,636.34		79,636.34
Invoice	12/20/2022	The Commons Oxf...	Reimburseme...		10210 - Accou...		79,636.34	0.00
Bill	12/20/2022	Blackburn Construct...	App 13 Com...		20100 - Accou...	17,205.02		17,205.02
Invoice	12/20/2022	The Commons Oxf...	Reimburseme...		10210 - Accou...		17,205.02	0.00
Bill	01/09/2023	The Commons Oxf...	Reimburseme...		10210 - Accou...	71,839.77		-71,839.77
Bill	01/09/2023	Blackburn Construct...	Pay App #14		20100 - Accou...		71,839.77	0.00
Total 1415 - Construction Cost						1,666,816.01	1,666,816.01	0.00
TOTAL						1,666,816.01	1,666,816.01	0.00

APPLICATION AND CERTIFICATE FOR PAYMENT

To Owner: Oxford Commons Improvements, LLC Project: 20055, Commons Mix Use TIF 310 Enterprise Drive

Invoice #: 1655

Application No.: 14

Distribution to:

Owner ☐ Architect ☐ Contractor ☐

Oxford, MS 38655

Period To: 12/30/2022

From Contractor: Blackburn Construction, Inc. Via Architect:

825 Sisk Avenue, Ste 200

Oxford, MS 38655

Project Nos:

Contract Date:

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 \$1,642,096.00
- 2. Net Change By Change Order \$24,720.01
- 3. Contract Sum To Date \$1,666,816.01
- 4. Total Completed and Stored To Date \$1,666,816.01
- 5. Retainage:
 - a. 0.00% of Completed Work \$0.00
 - b. 0.00% of Stored Material \$0.00
- Total Retainage \$0.00
- 6. Total Earned Less Retainage \$1,666,816.01
- 7. Less Previous Certificates For Payments \$1,594,976.24
- 8. Current Payment Due \$71,839.77
- 9. Balance To Finish, Plus Retainage \$0.00

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: Blackburn Construction, Inc.

By: [Signature] Date: 12/29/2022
State of MISSISSIPPI
Subscribed and sworn to before me this 29th day of December 2022
Notary Public My Commission Expires 9/28/25
[Notary Seal: J. ANNIE MESSER, Notary Public, State of Mississippi, Commission Expires September 28, 2025]

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect'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 \$71,839.77

(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.)

ARCHITECT:

By: _____ Date: _____

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.

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$24,720.01	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$24,720.01	\$0.00
Net Changes By Change Order	\$24,720.01	

CONTINUATION SHEET

Page 2 of 2

Application and Certification for Payment, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Application No.: 14
Application Date: 12/30/22
To: 12/30/22
Architect's Project No.:

Invoice #: 1655 Contract: 20055. Commons Mix Use TIF

A Item No.	B Description of Work	C Scheduled Value	D Work Completed		E This Period In Place	F Materials Presently Stored	G Total Completed and Stored To Date (D+E+F)	H Balance To Finish (C-G)	I Retainage
			From Previous Application (D+E)	From This Period In Place					
1	Budget	1,543,363.26	1,476,844.30	66,518.96	0.00	0.00	1,543,363.26	100.00%	0.00
2	OH&P	123,452.75	118,131.94	5,320.81	0.00	0.00	123,452.75	100.00%	0.00
Grand Totals		1,666,816.01	1,594,976.24	71,839.77	0.00	0.00	1,666,816.01	100.00%	0.00

There came on for consideration the matter of approving an interlocal cooperation agreement in connection with a project constructed in the City of Oxford, Mississippi and Lafayette County, Mississippi, and after a discussion of the subject matter, Alderman _____ offered and moved the adoption of the following resolution:

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OXFORD, MISSISSIPPI APPROVING THE FORM OF AND AUTHORIZING SAID CITY TO ENTER INTO AN INTERLOCAL COOPERATION AGREEMENT WITH LAFAYETTE COUNTY, MISSISSIPPI IN CONNECTION WITH THE FINANCING OF THE COSTS OF INSTALLING AND CONSTRUCTING CERTAIN INFRASTRUCTURE IMPROVEMENTS NECESSARY FOR THE DEVELOPMENT OF A RESIDENTIAL, COMMERCIAL, AND MIXED-USE DEVELOPMENT WITHIN SAID CITY AND SAID COUNTY THROUGH THE SALE AND ISSUANCE BY SAID CITY OF ITS TAX INCREMENT FINANCING BONDS IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED TWO MILLION NINE HUNDRED THOUSAND DOLLARS (\$2,900,000); AND FOR RELATED PURPOSES.

WHEREAS, the Mayor and Board of Aldermen of the City of Oxford, Mississippi (the "Governing Body"), acting for and on behalf of the City of Oxford, Mississippi (the "City"), is authorized by Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "TIF Act"), to undertake redevelopment projects, including, but not limited to, the acquisition of project areas within the City, the removal of existing buildings and other improvements upon such project areas, the installation, construction or reconstruction of streets, utilities and site improvements on such project areas and/or preparatory work incidental thereto in order to encourage private redevelopment within the City; and

WHEREAS, the Governing Body, acting for and on behalf of the City, is also authorized by the TIF Act to issue tax increment financing bonds to finance such redevelopment projects; and

WHEREAS, Updraft Investments, LLC (the "Developer") is in the process of developing a residential, commercial, and mixed-use development known as "The Lamar" (the "Project") located in the City and Lafayette County, Mississippi (the "County") on approximately forty-eight (48) acres (the "TIF District"); and

WHEREAS, the Developer has requested that the City issue its tax increment financing bonds, in one or more series, in a principal amount not to exceed Two Million Nine Hundred Thousand Dollars (\$2,900,000) (the "TIF Bonds") in order to finance the installation and construction of various infrastructure improvements within the TIF District or servicing the TIF District, all as more particularly described in the Interlocal Agreement (as hereinafter defined) (collectively, the "Infrastructure Improvements"), which Infrastructure Improvements may be constructed or installed within the TIF District or land adjacent to and serving the TIF District; and

WHEREAS, pursuant to the TIF Act and Sections 17-13-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Interlocal Act"), the Governing Body, acting for and on behalf of the City, is authorized to enter into an interlocal cooperation agreement with the County pursuant to which the County may agree to participate with the City in the financing of the Infrastructure Improvements; and

WHEREAS, the Developer has requested that the County participate with the City in the financing of the Infrastructure Improvements; and

WHEREAS, the City and the County have approved the *Tax Increment Financing Plan for The Lamar, City of Oxford, Mississippi, January 2021*; and

WHEREAS, the TIF Bonds will be issued from time to time pursuant to the TIF Act, the Interlocal Act, and subsequent resolutions of the Governing Body; and

WHEREAS, pursuant to the TIF Act and the Interlocal Act, the TIF Bonds will be secured by a pledge by the City of all of the tax revenues derived from the City's ad valorem tax levies on the "captured assessed value" (as defined in the TIF Act) of the real and personal property comprising the TIF District, and the City's portion of the sales tax generated from the Project, excluding therefrom the City's special Food, Beverage and Hotel Tax and Tourism Tax (together, the "City's Tax Increment") and a pledge by the County of a portion of the tax revenues derived from the County's ad valorem tax levies on the "captured assessed value" of the real and personal property comprising the TIF District (the "County's Tax Increment" and together with the City's Tax Increment, the "Tax Increment"); and

WHEREAS, the amount of the TIF Bonds will be based upon the amount of debt which can be serviced with up to 75% of the actual and anticipated City Tax Increment necessary to service the debt on the Infrastructure Improvements and up to 75% of the actual and anticipated County Tax Increment necessary to service the debt on the costs of the Molly Bar Road Roundabout plus the percentage of the costs of issuance (including a debt service reserve fund and capitalized interest) attributable thereto; and

WHEREAS, as authorized by the TIF Act and the Interlocal Act, the City and the County will enter into an Interlocal Agreement (the "Interlocal Agreement") pursuant to which the City will agree to issue the TIF Bonds from time to time and the City and the County will agree to pledge the Tax Increment for payment of debt service on the TIF Bonds; and

WHEREAS, there has been presented to the Governing Body at this meeting the form of the Interlocal Agreement, as revised, setting forth the agreement of the City and the County in connection with the pledge of the Tax Increment as security for the TIF Bonds and related matters; and

WHEREAS, the Interlocal Agreement is in appropriate form and is an appropriate document for the purposes identified; and

WHEREAS, in order to proceed with the sale and issuance of the TIF Bonds and the financing of the Infrastructure Improvements, it is necessary to approve and enter into the Interlocal Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY, ACTING FOR AND ON BEHALF OF THE CITY, AS FOLLOWS:

SECTION 1. The recitals contained in this resolution are incorporated herein as findings.

SECTION 2. This resolution is adopted pursuant to the TIF Act, the Interlocal Act and the Constitution of the State of Mississippi (the "State").

SECTION 3. Pursuant to the TIF Act and the Interlocal Act, the Governing Body, acting for and on behalf of the City, hereby authorizes the City to enter into the Interlocal Agreement with the County.

SECTION 4. The form of the Interlocal Agreement in the form submitted to this meeting and attached hereto as Exhibit A, shall be, and the same hereby is, approved in substantially said form. The Mayor of the City and the City Clerk of the City (the "City Clerk") are hereby authorized and directed to execute and deliver the Interlocal Agreement on behalf of the City with such changes, insertions and omissions as may be approved by such officers, said execution being conclusive evidence of such approval.

SECTION 5. The City Clerk is hereby authorized, upon approval and execution by the County, to timely submit the Interlocal Agreement to the Attorney General of the State for approval and to file the Interlocal Agreement so approved with the Secretary of State and the Chancery Clerk of the County as required by Section 17-13-11, Mississippi Code of 1972, as amended and supplemented.

SECTION 6. The TIF Bonds will be sold and issued from time to time pursuant to the terms and provisions of subsequent resolutions and proceedings of the Governing Body.

SECTION 7. This resolution supersedes that certain resolution adopted by the Governing Body on June 15, 2021, approving the form of and authorizing the execution and delivery of the Interlocal Agreement.

SECTION 8. If any one or more of the provisions of this resolution shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any of the other provisions of this resolution, but this resolution shall be construed and enforced as if such illegal or invalid provision or provisions had not been contained herein.

SECTION 9. All orders, resolutions, or proceedings of the Governing Body in conflict with any provision hereof shall be, and the same hereby are, repealed, rescinded, and set aside, but only to the extent of such conflict. This resolution shall become effective upon the adoption hereof.

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

Alderman Erin Smith voted: _____
Alderman Mark Hulse voted: _____
Alderman Brian Hyneman voted: _____
Alderman Kesha Howell Atkinson voted: _____
Alderman Preston E. Taylor voted: _____
Alderman Jason Bailey voted: _____
Alderman Mary Martha Crowe voted: _____

The motion having received the affirmative vote of a majority of the members of the Governing Body present, being a quorum of said Governing Body, the Mayor declared the motion carried and the resolution adopted this 21st day of October 2025.

Mayor of the City of Oxford, Mississippi

ATTEST:

City Clerk of the City of Oxford, Mississippi

(SEAL)

97561425.v1

EXHIBIT A

INTERLOCAL AGREEMENT

INTERLOCAL COOPERATION AGREEMENT

by and between

CITY OF OXFORD, MISSISSIPPI

and

LAFAYETTE COUNTY, MISSISSIPPI

Dated as of November 1, 2025

THIS INTERLOCAL COOPERATION AGREEMENT, is made and entered into as of November 1, 2025 (this "Agreement"), by and between the City of Oxford, Mississippi (the "City"), a body politic of the State of Mississippi (the "State"), and Lafayette County, Mississippi (the "County"), a body politic of the State.

WITNESSETH:

WHEREAS, pursuant to the Interlocal Cooperation Act of 1974, being Sections 17-13-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "Interlocal Act"), local governmental units (as defined in the Interlocal Act) are permitted to contract with one another to provide services and facilities in a manner pursuant to forms of governmental organization that will accord best with geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, pursuant to Sections 21-45-1 *et seq.*, Mississippi Code of 1972, as amended and supplemented (the "TIF Act"), municipalities (as defined in the TIF Act) of the State, including the City and the County, are authorized to undertake redevelopment projects (as defined in the TIF Act) in connection with redevelopment plans (as defined in the TIF Act) within such municipalities in order to encourage private redevelopment therein and are authorized to finance such redevelopment projects through the issuance of tax increment financing bonds; and

WHEREAS, Section 17-13-7 of the Interlocal Act and Section 21-45-3(c) of the TIF Act authorize the City and the County to enter into an interlocal cooperation agreement and to agree to pledge certain sales and ad valorem taxes payable to both the City and the County in order to pay debt service on tax increment financing bonds issued by the City pursuant to the TIF Act in connection with such a redevelopment project; and

WHEREAS, Updraft Investments, LLC, a Mississippi limited liability company, and its affiliates, including any successors and/or assigns thereto (the "Developer"), is in the process of developing a residential, commercial, and mixed-use development known as "The Lamar" (the "Project") and located on approximately forty-eight (48) acres in the City and the County, as depicted on Exhibit A hereto (together, the "TIF District"), which exhibit is incorporated herein by reference; and

WHEREAS, the Developer has requested the City to issue its tax increment financing bonds (the "Bonds"), in one or more series, pursuant to the TIF Act in a principal amount of not to exceed Two Million Nine Hundred Thousand Dollars (\$2,900,000), in order to finance the installation and construction of various infrastructure improvements within the TIF District or servicing the TIF District, which infrastructure improvements and the order of priority for reimbursement are more particularly set out in Exhibit B hereto (collectively, the "Infrastructure Improvements"), and which Infrastructure Improvements may be constructed or installed within the TIF District or land adjacent to and serving the TIF District; and

WHEREAS, pursuant to the TIF Act and the Interlocal Act, the Bonds, if and when issued, will be secured by a pledge by the City of all of the tax revenues derived from the City's ad valorem tax levies on the "captured assessed value" (as defined in the TIF Act) of the real and

personal property comprising the TIF District (the "City's Ad Valorem Tax Increment"), and the City's portion of the sales tax generated from the Project, excluding therefrom the City's special Food, Beverage and Hotel Tax and Tourism Tax (the "City's Sales Tax Increment" and together with the City's Ad Valorem Tax Increment, the "City's Tax Increment") and a pledge by the County of a portion of the tax revenues derived from the County's ad valorem tax levies on the "captured assessed value" of the real and personal property comprising the TIF District, as more particularly described in Exhibit C hereto (the "County's Tax Increment" and together with the City's Tax Increment, the "Tax Increment"); and

WHEREAS, the City and the County have approved the *Tax Increment Financing Plan for The Lamar, City of Oxford, Mississippi, January 2021*; and

WHEREAS, the City and the County now desire to enter into this Agreement pursuant to the Interlocal Act and the TIF Act in order to, among other things, provide for (a) the issuance of the Bonds by the City in order to finance the costs of the Infrastructure Improvements, and (b) the pledge by the City and the County of the Tax Increment in order to secure and pay debt service on the Bonds.

NOW, THEREFORE, in consideration of the premises and the mutual agreements and covenants herein contained, the City and the County, subject to the terms hereof, hereby agree as follows:

1. The Bonds. Pursuant to a Development and Reimbursement Agreement, dated August 10, 2021, by and between the City and the Developer (the "Development Agreement"), the City has agreed to issue the Bonds, from time to time, in one or more series, in the aggregate principal amount of not to exceed \$2,900,000, in order to finance the costs of the Infrastructure Improvements. The Bonds will be issued from time to time under and pursuant to the TIF Act, this Agreement, the Development Agreement and resolutions of the Mayor and Board of Aldermen of the City (the "Governing Body"). The amount of the Bonds to be issued from time to time by the City shall be determined based upon the amount of debt which can be serviced with up to 75% of the actual and anticipated City Tax Increment necessary to service the debt on the Infrastructure Improvements and up to 75% of the actual and anticipated County Tax Increment necessary to service the debt on the costs of the Molly Bar Road Roundabout plus the percentage of the costs of issuance (including a debt service reserve fund and capitalized interest) attributable thereto; provided, however, that the debt service due and payable on the Bonds issued pursuant hereto shall be calculated based upon the formula attached hereto as Exhibit C. No Bonds shall be issued until such time as the Infrastructure Improvements have been completed and enough of the Project is complete to generate sufficient Tax Increment to pay debt service on such Bonds.

2. Term. This Agreement shall be for the term of the Bonds; provided, however, that this Agreement shall remain in full force and effect until such time as the principal of, premium, if any, and interest on any series of the Bonds or any bonds subsequently issued to refund any series of the Bonds are paid in full or until such time as this Agreement is otherwise terminated as provided herein; provided further that the final maturity date of any series of the Bonds shall be no later than fifteen (15) years from the date of the issuance of the last series of Bonds by the City.

3. Purpose. This Agreement is made and entered into by the parties hereto in order to define the responsibilities of the City and the County in connection with the development of the Project, the financing of the Infrastructure Improvements through the issuance of the Bonds and the provision of security for and the payment of debt service on the Bonds.

4. Statutory Authority. The City and the County are authorized by Section 17-13-7 of the Interlocal Act and Section 21-45-3(c) of the TIF Act to jointly exercise and carry out the powers, authorities and responsibilities to be exercised by each of them pursuant to the terms of this Agreement and are both local governmental units under the Interlocal Act and municipalities under the TIF Act.

5. Administration. This Agreement shall be administered as a joint undertaking of the City and the County. The creation of a separate entity is not required for the purposes of this Agreement. The City and the County authorize and direct the City, acting through its Governing Body, to (a) issue the Bonds, from time to time, in one or more series, to finance the costs of the Infrastructure Improvements and to pledge the Tax Increment for the payment of debt service on such Bonds as provided herein, (b) to reimburse itself and the Developer for advances made in connection with the installation and construction of the Infrastructure Improvements from the proceeds of the Bonds, (c) to enter into such agreements with the Developer and to do such other things in connection with the development of the Project and the installation and construction of the Infrastructure Improvements as it deems advisable, including, but not limited to, the review and approval of plans and specifications for the Project, without any further approval from the County, and (d) to use the Tax Increment to pay debt service on the Bonds.

6. Pledge of the Tax Increment. Pursuant to the TIF Act, the City is authorized to pledge the City's Tax Increment and the County is authorized to pledge the County's Tax Increment to secure and provide for the payment of the principal of, premium, if any, and interest on the Bonds. The City hereby agrees to pledge to the payment of the Bonds and the funding of a reserve fund, if any, in connection with a series of the Bonds (the "Reserve Fund"), the City's Tax Increment, until the Bonds or any bonds subsequently issued to refund the Bonds are paid in full. The County hereby agrees to pledge to the payment of the Bonds and the funding of the Reserve Fund, if any, the County's Tax Increment until the Bonds or any bonds subsequently issued to refund the Bonds are paid in full. The County hereby authorizes the City to pledge in the documents pertaining to the issuance of the Bonds, the County's Tax Increment for such period of time.

7. Collection and Deposit of the Tax Increment; Payment of the Bonds. The City and the County shall each act as their own agent for collection of the Tax Increment. The City shall collect the City's Ad Valorem Tax Increment and deposit it as provided herein. The City's Sales Tax Increment will be collected and distributed to the City pursuant to a separate agreement between the City and the Mississippi Department of Revenue. The County Tax Collector shall collect the County's Tax Increment and deposit it as provided herein. Collection of the Tax Increment will commence upon the sale and issuance of any series of the Bonds and shall continue until all Bonds are paid in full.

The City Tax Increment shall be deposited by the City Clerk into a special fund to be known as "The Lamar/City of Oxford Tax Increment Fund" (the "City Tax Increment Fund")

which fund shall be held separate and apart from any and all other funds of the City. The County Tax Increment shall be deposited by the County Tax Collector into a special fund to be known as "The Lamar/Lafayette County Tax Increment Fund" (the "County Tax Increment Fund") which fund shall be held separate and apart from any and all other funds of the County.

Once any Bonds have been issued by the City, the City will timely, but no later than sixty (60) days prior to any interest payment date for such Bonds, invoice the County for the County's portion of the debt service due and owing on such Bonds and its pro rata share of any Reserve Fund as described below. The County will, no later than thirty (30) days prior to any interest payment date for such Bonds, pay to the City from the County Tax Increment Fund the amount then due and owing from the County for payment of debt service on such Bonds and its pro rata portion of any Reserve Fund. The City will then deposit the County Tax Increment as collected and the City Tax Increment transferred from the City Tax Increment Fund to the credit of the bond fund or bond funds for the Bonds (the "Bond Fund"). The City and/or each Paying and Transfer Agent for the Bonds (the "Paying and Transfer Agent"), as appropriate, will invest monies in each Bond Fund pursuant to the direction of the City and will disburse monies in the Bond Fund pursuant to the terms of the resolution or resolutions of the Governing Body under which the Bonds will be issued (the "Bond Resolution"). Any surplus Tax Increment not needed to fund the Bond Fund for each series of the Bonds outstanding will be deposited by the City on a pro rata basis to the credit of any Reserve Fund which is not fully funded until such time as all Reserve Funds for the Bonds outstanding have been fully funded.

In the event that there shall be any surplus in the City Tax Increment Fund and/or the County Tax Increment Fund on December 31 of any year in which the Bonds are outstanding and such surplus Tax Increment is not needed to fund a Reserve Fund for the Bonds, then such surplus Tax Increment may be disbursed to the benefit of the entity holding such funds to be used for any lawful purpose. At the time of payment in full of the Bonds, whether by maturity or redemption, any moneys remaining in the Reserve Fund shall be distributed to the City and the County based on the percentages of Tax Increment from the City and the County deposited to the Reserve Fund. Notwithstanding anything herein to the contrary, any amounts in the Reserve Fund shall first be used to pay any amounts owing on the Bonds on the last principal and interest payment date for the Bonds or to reimburse the Developer for costs of the Infrastructure Improvements as provided in the Development Agreement.

8. Investment of Funds. The County shall direct the investment of amounts on deposit in the County Tax Increment Fund. The City shall direct the investment of amounts on deposit in funds held by the City or a Paying and Transfer Agent, including but not limited to, the City Tax Increment Fund, the Bond Fund and the Reserve Fund.

9. Annual Certifications. To the extent required by the TIF Act, the City and the County hereby agree that they will have their respective "clerks" as defined in the TIF Act annually provide the certification required by Section 21-45-21(2) of the TIF Act.

10. Termination. This Agreement shall terminate upon payment in full of the principal of, premium, if any, and interest on the Bonds issued by the City from time to time or any bonds subsequently issued to refund such Bonds, including the defeasance or redemption thereof.

11. Amendment. No amendment, change, modification, alteration or termination of this Agreement shall be made other than pursuant to a written instrument signed by the parties to this Agreement. No such amendment shall in any way effect the security for and the payment of the Bonds.

12. Miscellaneous.

(a) The City and the County hereby agree that this Agreement shall not become effective until it has been approved by the Governing Body of the City, the Board of Supervisors of the County and the Attorney General of the State as required by Section 17-13-11 of the Interlocal Act and until it has been filed with the Chancery Clerk of the County and the Secretary of State of the State.

(b) If any paragraph or part of a paragraph of this Agreement shall be declared null and void or unenforceable against any of the parties hereto by any court of competent jurisdiction, such declaration shall not affect the validity or enforceability of any other paragraph or part of a paragraph of this Agreement.

(c) In the event any agreement contained in this Agreement shall be breached and such breach shall thereafter be waived, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other breach hereunder.

(d) This Agreement shall inure to the benefit of the City and the County and shall be binding upon the City and the County and their respective successors and assigns.

(e) This Agreement shall be governed as to validity, construction and performance by the laws of the State.

(f) This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be an original; but such counterparts shall constitute but one and the same agreement.

(g) The descriptive headings of the several paragraphs of this Agreement are inserted for convenience only and do not constitute a part of this Agreement.

(h) No amendment, change, modification, alteration or termination of this Agreement shall be made other than pursuant to a written agreement signed by the City and the County.

(i) Any capitalized terms or other terms used herein and not defined herein shall have the meanings ascribed to them in the Bond Resolution.

IN WITNESS WHEREOF, the parties hereby have caused this Agreement to be duly executed as of the 1st day of November, 2025.

(SEAL)

CITY OF OXFORD, MISSISSIPPI

By _____
Mayor

ATTEST

City Clerk

(SEAL)

LAFAYETTE COUNTY, MISSISSIPPI

By _____
President of the Board of Supervisors

ATTEST

Clerk of the Board of Supervisors

97564314.v1

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2025, within my jurisdiction, the within named Robyn Tannehill and Ashley Atkinson, who acknowledged they are the Mayor and City Clerk, respectively, of the City of Oxford, Mississippi, and that for and on behalf of said city and as its act and deed, they executed the above and foregoing instrument, after first having been duly authorized by said city so to do.

Notary Public

My Commission Expires:

STATE OF MISSISSIPPI

COUNTY OF LAFAYETTE

Personally appeared before me, the undersigned authority in and for the said county and state, on this _____ day of _____, 2025, within my jurisdiction, the within named Brent Larson and Mike Roberts, respectively, who acknowledged they are the President and Clerk of the Board of Supervisors of Lafayette County, Mississippi, respectively, and that for and on behalf of said county and as its act and deed, they executed the above and foregoing instrument as of the date therein mentioned with actual execution on the date of this acknowledgment, after first having been duly authorized by said county so to do.

Notary Public

My Commission Expires:

EXHIBIT A
TIF DISTRICT

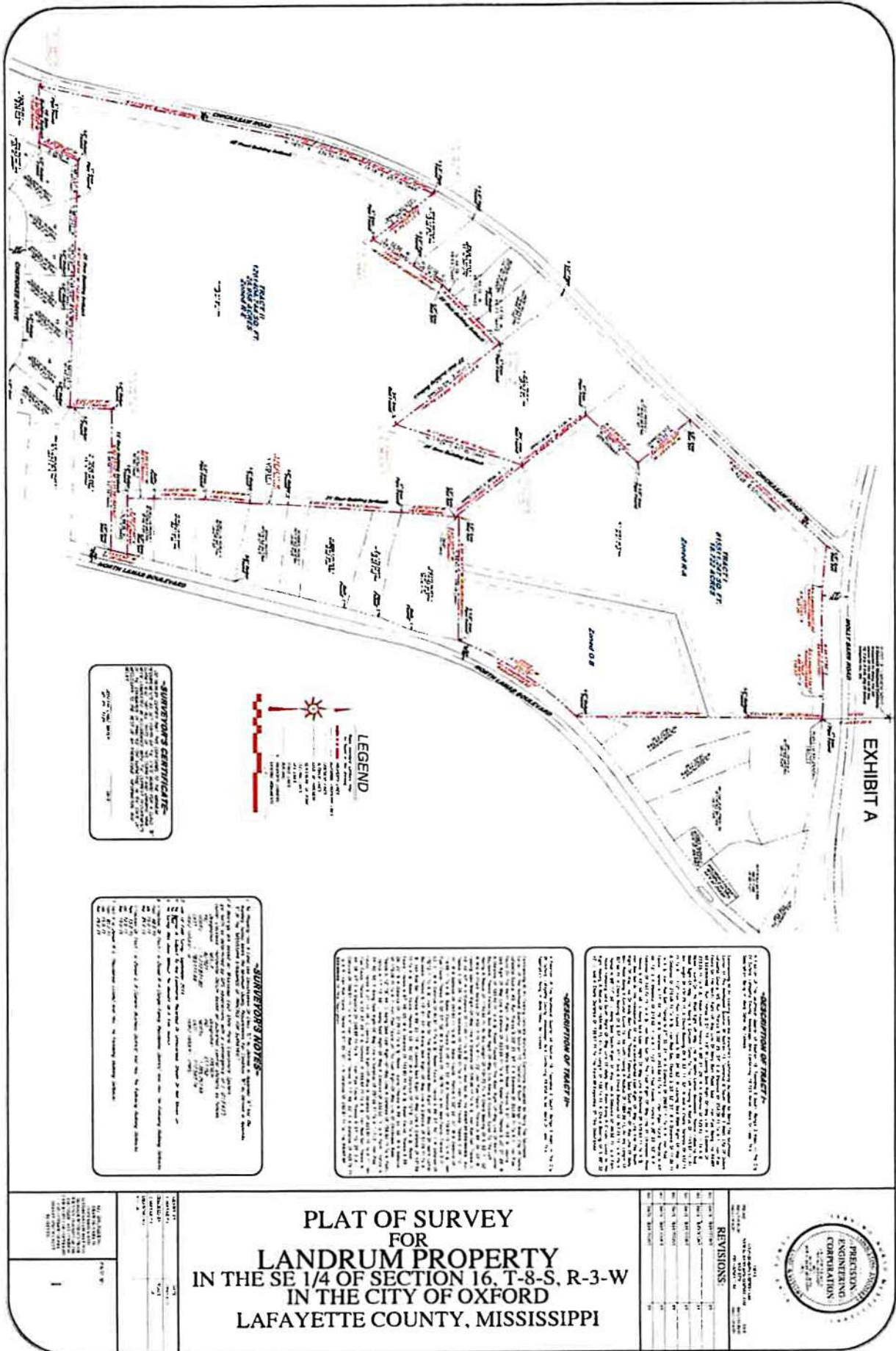


EXHIBIT B

INFRASTRUCTURE IMPROVEMENTS

The Infrastructure Improvements shall consist of and be reimbursed in the following order of priority:

First, to the City's (and County's if applicable) cost of issuance of the TIF Bonds, including, but not limited to, the fees and expenses of the City's Counsel, City Bond Counsel and other professionals engaged by the City related to the issuance of any TIF Bonds;

Second, to establish any required debt service reserve fund and any fund needed for the initial capitalized payments of capitalized interest on the TIF Bonds;

Third, to reimburse the Developer for Infrastructure Improvements depicted on the map attached hereto which shall be reimbursed in the following priority:

1. Molly Barr Road roundabout including "Main Street";
2. Improvements to North Lamar Boulevard including traffic lights and sidewalk improvements;
3. Chickasaw Road sidewalk improvements; and
4. Any remaining funds to reimburse Developer for any other costs that are eligible under the Act.

(Map Attached)

1 SITE PLAN - LAMAR TIF IMPROVEMENTS

SCALE: 1" = 100'

100' 200' 300' 400' 500' 600' 700' 800' 900' 1000'



EXHIBIT B

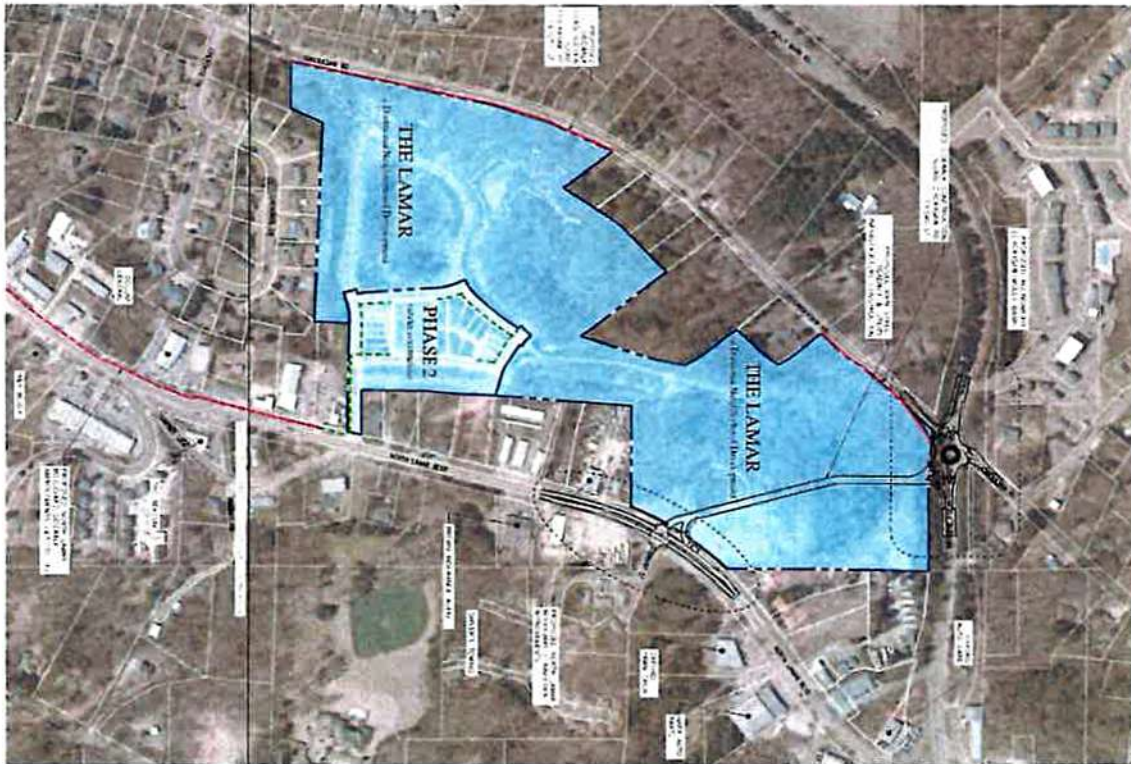


EXHIBIT A

FOR

LAMAR TIF IMPROVEMENTS

THE LAMAR - a Traditional Neighborhood Development

EXH
A

PRECISION ENGINEERING CORPORATION
10000 N. 100th Ave., Suite 100
Dallas, TX 75243
Phone: (972) 412-1234
Fax: (972) 412-1235
Email: info@pec-engineering.com
Website: www.pec-engineering.com

DATE: 12/12/2020
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

REVISIONS:

NO.	DATE	DESCRIPTION
1	12/12/2020	Initial Design



EXHIBIT C

DEBT SERVICE CALCULATION

The County's share of debt service on the Bonds shall be limited to the its proportionate share of debt service on the Bonds necessary to service debt on the Molly Barr Road Roundabout improvements plus the percentage of costs of issuance (including debt service reserves and capitalized interest, if any) attributable to the Molly Barr Road Roundabout calculated as follows:*

STEP 1: Percentage Molly Barr Road Roundabout Improvements are to Overall Debt

Cost of Molly Barr Road Improvements (including proportionate share of issuance costs)	\$1,500,000
Costs of other Infrastructure Improvements (including proportionate share of issuance costs)	<u>1,400,000</u>
Par amount of Bonds	\$2,900,000
Annual Debt service on Bonds assuming a 4% interest rate for 15 years	\$260,829
Molly Barr Road Roundabout Portion of debt service	$\$1,500,000 \div \$2,900,000 = 51.72\%$

STEP 2: Debt Service attributable to Molly Barr Road Roundabout Improvements

Total Debt Service x Molly Barr Road Roundabout Portion ($\$260,829 \times 51.72\% = \$134,900$)

STEP 3: County's Proportionate Share of Debt Service

City Tax Increment	\$623,000
County Tax Increment	<u>300,000</u>
Total Tax Increment	\$923,000
County's proportionate share of Tax Increment	$\$300,000 \div \$923,000 = 32.50\%$

STEP 4: County's Debt Service Payment

$\$134,900 \times 32.50\% = \$43,842.50$

* All amounts are for illustrative purposes only.



OXFORD
HUMAN RESOURCES
MEMORANDUM

To: Board of Aldermen
From: Braxton Tullos, Human Resources Director
Date: October 21, 2025
Re: Approval of Contract

The City of Oxford's Human Resources Department requests approval of the attached contract with **RJ Young** to digitalize the City's personnel files. The total cost of this contract is **\$29,310**, which was approved in the FY 2026 budget.

I recommend approval of the attached contract with RJ Young.

I recommend approval.

3. Request permission to advertise for the Old Taylor Road Substation Voltage Regulator Addition Project. (Rob Neely)

Oxford Utilities included the Old Taylor Road Substation Voltage Regulator Addition project in our FY2026 budget and we request permission to begin the advertising phase to seek public bids to begin the project. We completed the civil portion of the project, which was required to relocate a fence and interior driveway, in FY2025. Our consulting engineering firm, Allen and Hoshall, has completed the design and specifications for the project, which consists of installing voltage regulators on each of eight (8) distribution circuits in the substation. The project is estimated to cost around \$2,000,000, which is included in the FY26 budget. I recommend approval of this item so we can move forward with the distribution system improvement project.

OXFORD FIRE DEPARTMENT

William Stewart
Chief Inspector
ofdinspection2@oxfordms.net



Office: 662-232-2415, Ext. 304
Fax: 662-232-2318

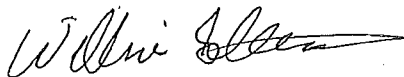
399 McElroy Dr.
Oxford MS, 38655

September 19, 2025

Be it known that the Oxford Fire Department, in its authority to enforce fire and life safety codes within the corporate limits of the City of Oxford, hereby issues the following statement:

1. The Oxford Fire Department shall review and consider the use of new and emerging technologies related to fireworks for potential use within the city limits of Oxford, provided such technologies comply with applicable provisions of the International Fire Code (IFC), the National Fire Protection Association (NFPA) standards, and all other governing laws and regulations.
2. Notwithstanding the above, the use, ignition, discharge, or deployment of fireworks of any type, including those utilizing new technologies, is strictly prohibited within any building, structure, or enclosed occupancy located within the City of Oxford.
3. This prohibition is established in furtherance of public health, safety; and welfare, and shall remain in effect regardless of technological advancement until such time as specific code revisions or legislative action lawfully provide otherwise.

Respectfully,



William Stewart

Inspection Chief

Oxford Fire Department

503.1 Where required, fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3.

503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

- 1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
- 1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
- 1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

3. City of Oxford requires the building be equipped throughout with an approved fire alarm system installed in accordance with section 907.6

NFPA 2022 CH 13 8.4.9.1 Dry Sprinklers – Where dry sprinklers are connected to wet pipe sprinkler systems protecting areas subject to freezing temperatures, the minimum exposed length of the barrel of the dry sprinkler shall be in accordance with Table 8.4.9.1 (a) or with the following alternatives approved by the City of Oxford:

1. A minimum of 12 inches barrel dry sprinkler head
2. A dry flex sprinkler head
3. A complete dry system

Secs. 38-62—38-119. Reserved.

ARTICLE III. FIREWORKS AND PYROTECHNIC COMPOSITION³

Formatted: List Paragraph, Numbered + Level: 1 +
Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment:
Left + Aligned at: 0.25" + Indent at: 0.5"

³Editor's note(s)—Ord. No. 2013-4, adopted February 19, 2013, amended Art. III, in its entirety to read as herein set out. Former Art. III, §§ 38-120—38-123, pertained to fireworks, and derived from the Code of Code 1968, §§ 19-12.1—19-12.4 and Ord. No. 1978-6, adopted May 2, 1978.

Sec. 38-120. Fireworks and pyrotechnic composition—Sale, use or possession prohibited; exception.

Except as hereinafter provided, it shall be unlawful for any person to sell, offer for sale, store, display, or have in their possession, or use or explode anywhere in this city, any firecrackers, Roman candles, torpedoes, sky rockets, pyrotechnic special-effect materials and any and all explosives which are now or may hereafter be classified as "common fireworks." The term "fireworks" shall not include paper caps for use in toy guns and similar items and outdoor use of nonexplosive sparklers

(Ord. No. 2013-4, 2-19-2013)

State law reference(s)—Authority of municipalities to enact police regulations, MCA 1972, § 21-19-15; rights of municipalities to regulate fireworks unaffected by state laws on same subject, MCA 1972, § 45-13-13.

Sec. 38-121. Same—Additional exceptions.

The prohibition of section 38-120 herein shall not apply to the storage, sale or use of signals necessary for the safe operation of railroads or other classes of public or private transportation, or to the military or naval forces of the United States or of the state, or to peace officers, or to the use of blank cartridge for ceremonial, theatrical or athletic events.

(Ord. No. 2013-4, 2-19-2013)

Sec. 38-122. Same—Permits for exhibitions.

The mayor and board of aldermen may grant permits under which fireworks, the sale, possession or use of which is otherwise prohibited hereby, may be sold and used for exhibition purposes. Such permits shall require that the persons in charge of such exhibitions shall be experienced in the handling of fireworks and the members of the public attending the exhibitions shall be kept at a safe distance therefrom. Any fireworks held in storage for such exhibitions shall be kept in a closed box until removed therefrom for firing.

(Ord. No. 2013-4, 2-19-2013)

Sec. 38-123. Same—Violations.

- (a) Any person, firm, partnership or corporation violating any provisions of this article shall be guilty of a misdemeanor, and shall be punished by a fine not to exceed \$500.00 and/or imprisonment for a term not to exceed 90 days, and the cost of prosecution. Each sale, possession or use as described hereinabove shall constitute a separate violation.
- (b) In addition to said criminal penalties, any person, firm, partnership or corporation violating any provision of said sections shall otherwise be responsible for any and all injuries, deaths, and property damage, as provided in MCA 1972, § 45-13-15.

(Ord. No. 2013-4, 2-19-2013)

Secs. 38-124—38-175. Reserved.

~~Sec. 18-72. Licenses—Required; exception.~~

- ~~(a) All dogs whose owners reside within the city limits shall be licensed and registered by the city as hereinafter provided, except dogs belonging to nonresidents who are residing in the city for less than 60 days.~~
- ~~(b) Certified seeing-eye dogs, hearing dogs, other certified dogs that are trained to assist the physically handicapped, and governmental police dogs shall be required to obtain a city dog license, but no license fee shall be required. Proof of certification and training shall be required to obtain a license free of charge.~~

~~(Ord. No. 2021-9, § III, 8-3-2021)~~

~~Sec. 18-73. Same—Time for application.~~

~~All city residents must license all dogs over the age of three months. All residents moving into the city must apply to license their dog within 30 days of moving into the city. Licenses shall be renewed yearly. The city animal shelter shall arrange for the application and issuing of dog licenses, and shall contract with local veterinary clinics for the issuance of such licenses. Pursuant to this contract, a veterinary clinic may charge a \$2.00 handling charge for collecting the annual license fee.~~

~~(Ord. No. 2021-9, § III, 8-3-2021)~~

~~Sec. 18-74. Same—Issuance; fees.~~

- ~~(a) Dog licenses, as required by section 18-72, shall be issued by the city animal shelter or their designated agent upon all requirements of this article being met and upon the payment of the following amounts:~~

Male dog, neutered	\$5.00 per year
Female dog, spayed	\$5.00 per year
Male dog, intact	\$15.00 per year
Female dog, intact	\$15.00 per year

- ~~(b) There shall be no refund because of removal from the city or the death of the dog prior to the expiration of the license.~~

~~(Ord. No. 2021-9, § III, 8-3-2021)~~

Sec. 18-75. Same—Tag; vaccination; proof; duplicate tag; penalties for violation.

- (a) ~~Before a city license is issued, the owner must present to the city animal shelter or their designated agent satisfactory proof that the dog has been vaccinated against rabies by a licensed veterinarian pursuant to MCA 1972, § 41-53-1. Failure to vaccinate any dog over the age of three months against rabies as required by MCA 1972, § 41-53-1 shall be punishable by a fine of \$100.00. Persons administering vaccine in accordance with this article shall maintain records of each animal vaccinated, indicating the owner of each animal vaccinated, the type of animal vaccinated, the breed of each animal vaccinated, the sex of each animal vaccinated, and the markings and serial number of the tag furnished to the owner of each animal.~~
- (b) ~~Upon proof of vaccination and payment of the applicable license fee, the city animal shelter or their designated agent shall issue to the owner a license certificate and tag for each dog so licensed. Every owner shall be required to provide each dog with a collar to which the license must be affixed and see that the collar is worn by the dog at all times. In case the tag is lost or destroyed, a duplicate will be issued by the city animal shelter or their designated agent upon the owner of the dog presenting the license certificate or other proof of licensing and the payment of the additional sum of \$2.00. Licenses shall not be transferable from one dog to another. It shall be unlawful for any person to remove, or cause to be removed, the collar, harness, license tag, or rabies vaccination tag from any dog.~~
- (c) ~~All license fees collected by the city animal shelter or its designated agents shall be retained by the city animal shelter and applied to the cost of running the shelter, except for the \$2.00 handling charge allowed by section 18-73.~~
- (d) ~~Any person who shall fail to purchase a license for their dog pursuant to this article shall be fined the sum of \$25.00 for the first offense; \$50.00 for a second offense; and \$100.00 for a third and subsequent offenses. Such fines shall be in addition to any penalties charged under other sections of this chapter.~~

~~(Ord. No. 2021-9, § III, 8-3-2021)~~

Sec. 18-77. Impounding—Registration.

Any dog not vaccinated or licensed as herein required or found running at large contrary to this chapter, whether vaccinated or not, shall be impounded at the city animal shelter. ~~However, if a stray dog with a valid city license is found running at large, reasonable efforts shall be made to contact the owner of the dog so that the dog may be returned directly to the owner without being impounded, although a warning or citation may still be issued because the animal was running at large. If the owner of the dog cannot be reached, the dog may be impounded. The city animal shelter shall keep records of all dogs so impounded.~~

~~(Ord. No. 2021-9, § III, 8-3-2021)~~

Ordinance: 2024-5, § II, 5-7-2024

**ORDINANCE AMENDING CHAPTER 102, ARTICLE XXII, CODE OF
ORDINANCES OF THE CITY OF OXFORD, MISSISSIPPI –
NONCONSENSUAL (TRESPASS) TOWING**

BE IT ORDAINED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OXFORD, MISSISSIPPI AS FOLLOWS:

SECTION I. That Section 102-700(10) -NONCONSENSUAL (TRESPASS) TOWING. Definitions. Code of Ordinances, Oxford, Mississippi, is hereby amended as follows:

(10) Towing Equipment means the equipment used to remove / tow a vehicle including cables, lifts, dollies, etc. (Towing equipment does not include wheel locks, vehicle boots, or immobilization devices)

(Ord. No. 2024-5, § II, 5-7-2024)

Section II. That Section 102-707 (3) NONCONSENSUAL (TRESPASS) TOWING. Definitions. Code of Ordinances, Oxford, Mississippi, is hereby amended as follows:

3.The towing service may not block or immobilize in any way the requested vehicle to be towed upon arrival to the private property in an effort to keep the owner or other person entitled to possession of the vehicle from removing said vehicle before any piece of equipment involved in the towing process can be affixed to the vehicle.

(Ord. No. 2024-5, § II, 5-7-2024)

SECTION III. REPEALING CLAUSE

All ordinances or parts of ordinances in conflict herein shall be, and the same are hereby repealed.

SECTION IV. EFFECTIVE DATE

The above ordinance having being first reduced to writing and read and considered section by section at a public meeting or the governing authorities of the City of Oxford Mississippi on motion of Alderman _____, seconded by Alderman _____, and the roll being called, the same by the following votes:

Alderman Smith	voted	_____
Alderman Hulse	voted	_____
Alderman Hyneman	voted	_____
Alderman Atkinson	voted	_____
Alderman Taylor	voted	_____
Alderman Bailey	voted	_____
Alderman Crowe	voted	_____

APPROVED, this the ____ day of, 2025

ROBYN TANNEHILL, MAYOR

ASHLEY ATKINSON, CITY CLERK



Memorandum

To: Mayor and Board of Aldermen
From: Ben Requet, AICP, Planning Director
Date: October 21, 2025
Re: Second Reading and Public Hearing of a Zoning Map Amendment request (Case #3256) by Blackburn Holdings, LLC (David Blackburn), to rezone +/- 64 acres to Suburban Corridor, +/- 85.5 acres to Suburban Multi-Family, +/- 122.88 acres to Neighborhood Residential and +/- 52.29 acres Suburban Residential East of Highway 7, north of Highway 30 and west of Charger Lane (PPIN #3520, #3531, #4425, #4506 & #4635)

This is a request for a Zoning Map Amendment to change the zoning for the property; Exhibit C clarifies the request. This request was originally presented to the Planning Commission at the August 11, 2025, meeting but was ultimately tabled by the applicant. The applicant returned to the Commission with a modified request based upon feedback received from the August Commission meeting.

This proposal indicates approximately +/- 64 acres zoned Suburban Corridor, with the majority being located along the Highway 7 frontage in the northwest portion of the site. This is an expansion of approximately 13 acres. Two areas totaling approximately +/- 85.5 acres of Suburban Multi-Family are introduced as transition areas adjacent to the areas zoned Suburban Corridor; a reduction of approximately 25.5 acres from what was previously proposed. The Neighborhood Residential area is proposed to be expanded to approximately +/- 122.88 acres while also being located more in the central and northeastern part of the site that backs into existing properties along Charger Lane. Finally, the area designated as Suburban Residential is being reduced to approximately +/- 52.29 acres along Charger Lane in the eastern part of the site.

At the September 8, 2025, Planning Commission meeting, after an initial motion to table the request failed with a 3-3 vote, Chairman Rigby made a motion to recommend denial of the request that was seconded by Commissioner Murphy. The motion carried with a unanimous 6-0 vote. Therefore, the Commission did not support the requested rezoning.

The subject property is located in the northeastern most portion of the City limits. The property was annexed into the City of Oxford in 2018, and it was initially zoned in 2019. The property measures approximately +/- 324 acres, it has frontage along Highway 7, Highway 30, and Charger Lane. This property is comprised of three zoning districts. Approximately +/- 53 acres are zoned

(SCO) Suburban Corridor, +/- 99 acres are zoned (NR) Neighborhood Residential, and +/- 176 acres are currently zoned (SR) Suburban Residential.

The revised request (presented at the September 2025 meeting), the applicant is seeking a Zoning Map Amendment to change the zoning for the property; Exhibit C clarifies the request. This proposal indicates approximately +/- 64 acres zoned Suburban Corridor, with the majority being located along the Highway 7 frontage in the northwest portion of the site. This is an expansion of approximately 13 acres. Two areas totaling approximately +/- 85.5 acres of Suburban Multi-Family are introduced as transition areas adjacent to the areas zoned Suburban Corridor; a reduction of approximately 25.5 acres from what was previously proposed. The Neighborhood Residential area is proposed to be expanded to approximately +/- 122.88 acres while also being located more in the central and northeastern part of the site that backs into existing properties along Charger Lane. Finally, the area designated as Suburban Residential is being reduced to approximately +/- 52.29 acres along Charger Lane in the eastern part of the site. Both the NR and SR proposals remain unchanged from what was proposed at last month's meeting.

Exhibit D indicates two conservation areas that are proposed; both Conservation Zones are 150' in depth. Conservation Zone One measuring approximately +/- 15 acres is located along the eastern and northern property line. Conservation Zone Two measuring approximately +/- 3.97 acres is located in the southwest portion of the property. Both Conservation Zones appear to be providing a 150' undisturbed buffer between existing residences.

State Requirements for Rezoning:

The criteria to rezone property are cited in a number of Mississippi cases and are as follows:

"Before a zoning board reclassifies property from one zone to another, there must be proof either:

(1) that there was a mistake in the original zoning, or (2) (a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning." (Burdine v. City of Greenville, 1999).

In another case, the court stated: "Before property is reclassified, applicant seeking rezoning must prove beyond by clear and convincing evidence either that there was mistake in original zoning, or that character of neighborhood had changed to such an extent as to justify rezoning, and that public need existed for rezoning" . (City of Biloxi v. Hilbert, 1992)

Finally, Fondren North Renaissance v. Mayor and City Council of City of Jackson, 1999, stated:

"Under the "change and mistake" rule of municipal zoning, based on the presumption that the original zoning is well-planned and designed to be permanent, before a zoning board may reclassify property from one zone to another, there must be proof either: (1) that there was a mistake in the original zoning, or (2)(a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning. Therefore, the merits of the applicant's request for rezoning, based on the criteria established in the cited cases, is as follows:

Change and Need:

In the application, the applicant provided the following justifications for the change in the character of the neighborhood and the public need.

As a supplement to our original application, we have outlined the following additional justifications to show there is a public need for the mix of zoning requested.

1. Public Need - Reference Exhibit A. This information strongly supports the public need for additional SMF zoned property:
 - a. Identified on this exhibit, is the only undeveloped SMF-zoned property PEC could identify within the boundaries of the exhibit.
 - b. This tract of land is part of the Oxford Commons PUD overlay, and the PUD has a development restriction that limits density to that of just over a typical NR zoning and a restriction that does not allow more than 3 unrelated persons to live in one dwelling unit.
 - i. Regardless of the underlying SMF zoning, the PUD restrictions will not allow true Multi-Family development.
 - c. This essentially leaves no undeveloped SMF-zoned property within the boundaries of Exhibit A which definitively shows there is a public need for additional SMF zoning in Oxford.
2. Public Need - Reference Exhibit A. This information also strongly supports the public need for additional SMF zoned property:
 - a. Identified on this exhibit, is the only undeveloped SMF-zoned property PEC could identify within the City Limits.
 - b. The bulk of the undeveloped SMF zoned property is the underlying zoning within the Grand Oaks PUD overlay and falls under the restrictions of the PUD. The majority of the development in this area of the PUD has been single family residences and the property is limited by access only going through neighborhoods with single family homes. This property does not lend itself to development per the underlying SMF zoning.
 - c. As can clearly be seen, the remaining, undeveloped SMF property within the City Limits of Oxford is a small fraction of the overall SMF zoned property
 - i. Undeveloped SMF properties on Old Taylor Road and Thacker Road are located in areas of severe vehicular traffic congestion as opposed to the property that is zoned SMF in this application which has full, direct, frontage on two primary corridors into Oxford; Hwy 7 and Hwy 30.
3. Public Need - Reference Exhibits B&C: These exhibits have been modified to increase the land area dedicated to commercial/mixed use development (SCO)
 - a. This adjustment to the original application leaves the existing SCO zoning along Hwy 7 unchanged from the current zoning maps (45 acres). We listened to the Commissioners' input and agreed there is a public need for the uses allowed by SCO zoning.
 - b. These exhibits also reflect an increase to the land area dedicated to SCO zoning for property accessed from Molly Barr:
 - i. Existing SCO-zoned property accessed from Hwy 30 is 6 +/- acres (current zoning map)
 - ii. The original application requested an increase in SCO zoning to 13 +/- acres

- iii. This modified zoning application proposes to further increase SCO to 19 +/- acres

Another driver for the well planned, healthy mix of zoning districts proposed by the applicant is the desire to avoid repeating the problems created by ongoing development along the S. Lamar Corridor which has primarily been focused on dense residential and professional office space with very little general retail, restaurants or shopping opportunities.

Ongoing residential development along the S. Lamar corridor has limited connectivity to Hwy 6 and Hwy 7 making it inconvenient for residents to get to the commercial areas along W. Jackson Ave and generally north of Hwy 6 which exacerbates traffic congestion and associated public safety concerns throughout Oxford.

The applicant's property being considered for rezoning has direct connectivity to Hwy 7 and Hwy 30 which gives direct access to Ole Miss campus via Molly Barr Rd and direct access to Pat Patterson Parkway that circles the entire north and west city limits with direct access to the heart of Oxford via Hwy 314 (Old Sardis Rd), College Hill road and Jackson Ave.

The significance of the subject property having direct access to Hwy 7 and Hwy 30 cannot be understated as this reduces traffic related congestion and minimizes the impact on Oxford's local streets inherently minimizing the associated public safety concerns.

The City of Oxford has experienced exponential population growth since the time the subject property was annexed into the city's certificated area and, specifically, since the adoption of the Vision 2037 plan. Oxford's growth over the past 8-10 years justifies a reevaluation of the zoning for the subject property.

The University of Mississippi has also experienced exponential growth over the same timeframe which is a driver of the increase in population of the city overall.

All indicators point to continued growth in Ole Miss student enrollment which will continue to create a public need for smartly planned mixed-use developments as proposed by this zoning map amendment for the subject property.

The booming overall city population increase, in addition to record student enrollment, has driven significant infrastructure improvements throughout the city with a major focus on connectivity to the eastern side of Oxford where the subject property is located.

Please Reference Exhibit A of this zoning application.

The city and county's long term transportation plan has led to significant changes in vehicular connectivity to the subject property including the imminent completion of the last section of George G "Pat" Patterson Parkway between M Trade Park and the Lafayette County industrial park. This recently completed roadway will be open to the public in the very near future.

The completion of this section of major roadway infrastructure will immediately change and improve the connectivity between the subject property, and the city as a whole, by creating a complete loop around the perimeter of the city limits consisting of:

1. MS Hwy 278 (Hwy 6) to the south.
2. George G “Pat” Patterson Pkwy to the west and north.
3. MS Hwy 7 to the east.

These changes in city/county infrastructure significantly improve access to the subject property.

In addition to the changes created by the completion of the transportation loop described above, other significant changes in vehicular connectivity have recently been completed or are underway that directly change connectivity to the east side of Oxford and, specifically the subject property, including:

1. **New Roundabout** at University Ave. and Buddy East Parkway
2. **New Roundabouts** at University Ave. and MS Hwy 7 (nearing completion)
3. **New roundabouts** at MS Hwy 7 and Sisk Avenue
4. **New signalized intersection** at MS Hwy 30 and Ed Perry Blvd
5. **New Roundabouts** at Molly Barr Rd (MS Hwy 30) and MS Hwy 7
6. **Proposed Roundabout** at Molly Barr Rd and North Lamar Blvd
7. **New Roundabout** at Molly Barr Rd and Chickasaw Rd
8. **New Roundabout** at the soon to be completed connection between George G “Pat” Patterson Pkwy and Industrial Park Drive

Also, the construction for improvements to MS Hwy 7 South are imminent with a projected start date of late 2025. These improvements will include making the section of Hwy 7 between Oxford and MS Hwy 9 a 4-lane highway which is another significant change and improvement for the access to the subject property.

The new roadway infrastructure improvements described above are, by definition, a change in the area directly adjacent to, and directly affecting, the subject property.

The Oxford Commons Planned Unit Development (PUD) bounded by MS Hwy 30 to the north (directly adjacent to the subject property), MS Hwy 7 to the west and both sides of Sisk Avenue to the south has exploded with a mixture of single family homes, townhomes, apartments, and a wide ranging mixture of commercial, retail and entertainment uses over the **master-planned** 700 acre (+) mixed use development.

The growth at Oxford Commons PUD has been a trigger for many of the transportation connectivity changes described above. And as the availability of undeveloped land within Oxford Commons PUD decreases by the day, there is a public need at the subject property for more opportunity to provide mixed use development like the Oxford Commons PUD.

The zoning map amendment as proposed, see Exhibits A, B and C of this application, will provide a healthy mix of commercial multi-family, townhomes and single-family uses which will help satisfy the public need for well-planned, mixed-use communities that are integrated into the surrounding neighborhoods.

Please note that this zoning map amendment proposes low density single family residential (SR) zoning adjacent to the existing single-family homes along Charger Lane to the east.

The proposed zoning changes will also create two undisturbed conservation zones with a total width of 150 feet, intended to provide a permanent buffer between the subject property and existing properties zoned for residential use.

Mistake:

There is no mistake in this instance.

Additional Staff Comments:

The applicant points out that there have been changes in the character of the neighborhood partly attributed to infrastructure improvements with new roundabouts, signalized intersections, newly constructed roadways and the expansion of Highway 7 being imminent. Staff does understand the applicant's logic in having the uses transition in intensity from SCO to SMF to NR to SR. The change will result in an increased density of this site with the introduction of the two SMF areas, and the expansion of the Neighborhood Residential. However, some of the SMF areas were areas designated as SCO, which allow for residential uses on upper floors. Staff believes that the designated Conservation Areas will provide some protections for the adjacent property owners.

Recommendation: The Mayor and Aldermen will have to determine if the proposal is a desirable change. Staff believes that there is sufficient evidence of change and need to support the rezoning of this property as requested.

Planning Commission Meeting (September 8, 2025)

A link to the recording of the September 8th, 2025, Planning Commission meeting is provided below. An adjacent property owner, Heather Toney, provided comments about the proposed request, and the concerns of how the proposal may impact her and her neighbors' property. She also indicated that she believed the request was premature, and that tabling the item would allow for her, neighbors and the applicant to have conversations about the request.

[Case #3256 – Blackburn Holdings Rezoning \(This item should begin at 11:58\)](#)

Planning Commission Recommendation:

At the September 8, 2025, Planning Commission meeting, after an initial motion to table the request failed with a 3-3 vote, Chairman Rigby made a motion to recommend denial of the request that was seconded by Commissioner Murphy. The motion carried with a unanimous 6-0 vote. Therefore, the Commission did not support the requested rezoning.

As this is a second reading, voting action is not required by the Mayor and Aldermen.

**Case 3256**

To: Oxford Planning Commission
From: Benjamin Requet, AICP; Director of Planning
Date: September 8, 2025

Applicant: Blackburn Holdings, LLC.
Owner: Same
Request: Zoning Map Amendment
Location: East of Highway 7, north of Highway 30 and west of Charger Lane (PPIN #3520, #3531, #4425, #4506 & #4635)
Zoning: (SCO) Suburban Corridor, (NR) Neighborhood Residential & (SR) Suburban Residential

Surrounding Zoning:

North: County R-1 & A1
East: County R-1
South: (IND) Industrial & (SCO) Suburban Corridor
West: (SCO) Suburban Corridor

Planning Comments: Since the August Planning Commission meeting, the applicant has revised the zoning map amendment request. The subject property is located in the northeastern most portion of the City limits. The property was annexed into the City of Oxford in 2018, and it was initially zoned in 2019. The property measures approximately +/- 324 acres, it has frontage along Highway 7, Highway 30, and Charger Lane. This property is comprised of three zoning districts. Approximately +/- 53 acres are zoned (SCO) Suburban Corridor, +/- 99 acres are zoned (NR) Neighborhood Residential, and +/- 176 acres are currently zoned (SR) Suburban Residential.

In this revised request, the applicant is seeking a Zoning Map Amendment to change the zoning for the property; Exhibit C clarifies the request. This proposal indicates approximately +/- 64 acres zoned Suburban Corridor, with the majority being located along the Highway 7 frontage in the northwest portion of the site. This is an expansion of approximately 13 acres. Two areas totaling approximately +/- 85.5 acres of Suburban Multi-Family are introduced as transition areas adjacent to the areas zoned Suburban Corridor; a reduction of approximately 25.5 acres from what was previously proposed. The Neighborhood Residential area is proposed to be expanded

to approximately +/- 122.88 acres while also being located more in the central and northeastern part of the site that backs into existing properties along Charger Lane. Finally, the area designated as Suburban Residential is being reduced to approximately +/- 52.29 acres along Charger Lane in the eastern part of the site. Both the NR and SR proposals remain unchanged from what was proposed at last month's meeting.

Exhibit D indicates two conservation areas that are proposed; both Conservation Zones are 150' in depth. Conservation Zone One measuring approximately +/- 15 acres is located along the eastern and northern property line. Conservation Zone Two measuring approximately +/- 3.97 acres is located in the southwest portion of the property. Both Conservation Zones appear to be providing a 150' undisturbed buffer between existing residences.

State Requirements for Rezoning:

The criteria to rezone property are cited in a number of Mississippi cases and are as follows:

"Before a zoning board reclassifies property from one zone to another, there must be proof either:

(1) that there was a mistake in the original zoning, or (2) (a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning." (Burdine v. City of Greenville, 1999).

In another case, the court stated: "Before property is reclassified, applicant seeking rezoning must prove beyond by clear and convincing evidence either that there was mistake in original zoning, or that character of neighborhood had changed to such an extent as to justify rezoning, and that public need existed for rezoning" . (City of Biloxi v. Hilbert, 1992)

Finally, Fondren North Renaissance v. Mayor and City Council of City of Jackson, 1999, stated: "Under the "change and mistake" rule of municipal zoning, based on the presumption that the original zoning is well-planned and designed to be permanent, before a zoning board may reclassify property from one zone to another, there must be proof either: (1) that there was a mistake in the original zoning, or (2)(a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning. Therefore, the merits of the applicant's request for rezoning, based on the criteria established in the cited cases, is as follows:

Change and Need:

In the application, the applicant provided the following justifications for the change in the character of the neighborhood and the public need.

As a supplement to our original application, we have outlined the following additional justifications to show there is a public need for the mix of zoning requested.

1. Public Need - Reference Exhibit A. This information strongly supports the public need for additional SMF zoned property:

- a. Identified on this exhibit, is the only undeveloped SMF-zoned property PEC could identify within the boundaries of the exhibit.
 - b. This tract of land is part of the Oxford Commons PUD overlay, and the PUD has a development restriction that limits density to that of just over a typical NR zoning and a restriction that does not allow more than 3 unrelated persons to live in one dwelling unit.
 - i. Regardless of the underlying SMF zoning, the PUD restrictions will not allow true Multi-Family development.
 - c. This essentially leaves no undeveloped SMF-zoned property within the boundaries of Exhibit A which definitively shows there is a public need for additional SMF zoning in Oxford.
2. Public Need - Reference Exhibit A. This information also strongly supports the public need for additional SMF zoned property:
- a. Identified on this exhibit, is the only undeveloped SMF-zoned property PEC could identify within the City Limits.
 - b. The bulk of the undeveloped SMF zoned property is the underlying zoning within the Grand Oaks PUD overlay and falls under the restrictions of the PUD. The majority of the development in this area of the PUD has been single family residences and the property is limited by access only going through neighborhoods with single family homes. This property does not lend itself to development per the underlying SMF zoning.
 - c. As can clearly be seen, the remaining, undeveloped SMF property within the City Limits of Oxford is a small fraction of the overall SMF zoned property
 - i. Undeveloped SMF properties on Old Taylor Road and Thacker Road are located in areas of severe vehicular traffic congestion as opposed to the property that is zoned SMF in this application which has full, direct, frontage on two primary corridors into Oxford; Hwy 7 and Hwy 30.
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- a. This adjustment to the original application leaves the existing SCO zoning along Hwy 7 unchanged from the current zoning maps (45 acres). We listened to the Commissioners' input and agreed there is a public need for the uses allowed by SCO zoning.
 - b. These exhibits also reflect an increase to the land area dedicated to SCO zoning for property accessed from Molly Barr:
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Corridor which has primarily been focused on dense residential and professional office space with very little general retail, restaurants or shopping opportunities.

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The applicant's property being considered for rezoning has direct connectivity to Hwy 7 and Hwy 30 which gives direct access to Ole Miss campus via Molly Barr Rd and direct access to Pat Patterson Parkway that circles the entire north and west city limits with direct access to the heart of Oxford via Hwy 314 (Old Sardis Rd), College Hill road and Jackson Ave.

The significance of the subject property having direct access to Hwy 7 and Hwy 30 cannot be understated as this reduces traffic related congestion and minimizes the impact on Oxford's local streets inherently minimizing the associated public safety concerns.

The City of Oxford has experienced exponential population growth since the time the subject property was annexed into the city's certificated area and, specifically, since the adoption of the Vision 2037 plan. Oxford's growth over the past 8-10 years justifies a reevaluation of the zoning for the subject property.

The University of Mississippi has also experienced exponential growth over the same timeframe which is a driver of the increase in population of the city overall.

All indicators point to continued growth in Ole Miss student enrollment which will continue to create a public need for smartly planned mixed-use developments as proposed by this zoning map amendment for the subject property.

The booming overall city population increase, in addition to record student enrollment, has driven significant infrastructure improvements throughout the city with a major focus on connectivity to the eastern side of Oxford where the subject property is located.

Please Reference Exhibit A of this zoning application.

The city and county's long term transportation plan has led to significant changes in vehicular connectivity to the subject property including the imminent completion of the last section of George G "Pat" Patterson Parkway between M Trade Park and the Lafayette County industrial park. This recently completed roadway will be open to the public in the very near future.

The completion of this section of major roadway infrastructure will immediately change and improve the connectivity between the subject property, and the city as a whole, by creating a complete loop around the perimeter of the city limits consisting of:

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2. George G "Pat" Patterson Pkwy to the west and north.

3. MS Hwy 7 to the east.

These changes in city/county infrastructure significantly improve access to the subject property.

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2. **New Roundabouts** at University Ave. and MS Hwy 7 (nearing completion)
3. **New roundabouts** at MS Hwy 7 and Sisk Avenue
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8. **New Roundabout** at the soon to be completed connection between George G “Pat” Patterson Pkwy and Industrial Park Drive

Also, the construction for improvements to MS Hwy 7 South are imminent with a projected start date of late 2025. These improvements will include making the section of Hwy 7 between Oxford and MS Hwy 9 a 4-lane highway which is another significant change and improvement for the access to the subject property.

The new roadway infrastructure improvements described above are, by definition, a change in the area directly adjacent to, and directly affecting, the subject property.

The Oxford Commons Planned Unit Development (PUD) bounded by MS Hwy 30 to the north (directly adjacent to the subject property), MS Hwy 7 to the west and both sides of Sisk Avenue to the south has exploded with a mixture of single family homes, townhomes, apartments, and a wide ranging mixture of commercial, retail and entertainment uses over the **master-planned** 700 acre (+) mixed use development.

The growth at Oxford Commons PUD has been a trigger for many of the transportation connectivity changes described above. And as the availability of undeveloped land within Oxford Commons PUD decreases by the day, there is a public need at the subject property for more opportunity to provide mixed use development like the Oxford Commons PUD.

The zoning map amendment as proposed, see Exhibits A, B and C of this application, will provide a healthy mix of commercial multi-family, townhomes and single-family uses which will help satisfy the public need for well-planned, mixed-use communities that are integrated into the surrounding neighborhoods.

Please note that this zoning map amendment proposes low density single family residential (SR) zoning adjacent to the existing single-family homes along Charger Lane to the east.

The proposed zoning changes will also create two undisturbed conservation zones with a total width of 150 feet, intended to provide a permanent buffer between the subject property and existing properties zoned for residential use.

Mistake:

There is no mistake in this instance.

Additional Staff Comments:

The applicant points out that there have been changes in the character of the neighborhood partly attributed to infrastructure improvements with new roundabouts, signalized intersections, newly constructed roadways and the expansion of Highway 7 being imminent. Staff does understand the applicant's logic in having the uses transition in intensity from SCO to SMF to NR to SR. The change will result in an increased density of this site with the introduction of the two SMF areas, and the expansion of the Neighborhood Residential. However, some of the SMF areas were areas designated as SCO, which allow for residential uses on upper floors. Staff believes that the designated Conservation Areas will provide some protections for the adjacent property owners.

Recommendation: The Commission will have to determine if the proposal is a desirable change. Staff believes that there is sufficient evidence of change and need to support the rezoning of this property as requested.



August 23, 2025

Application for Rezoning

Preface:

The applicant has modified the original application exhibits, and the narrative below, in reaction to input and feedback we received from Commissioners during the August 11, 2025 Planning Commission meeting. On behalf of the applicant, we requested our proposal be tabled until the September 8, 2025 meeting to give PEC and the applicant an opportunity to take into consideration the Commissioners' feedback and adjust the request accordingly. We value that input and it did result in what we feel are prudent planning changes to this application and the request for rezoning.

As a supplement to our original application, we have outlined the following additional justifications to show there is a public need for the mix of zoning requested.

1. **Public Need** - Reference Exhibit A. This information strongly supports the public need for additional SMF zoned property:
 - a. Identified on this exhibit, is the only undeveloped SMF-zoned property PEC could identify within the boundaries of the exhibit.
 - b. This tract of land is part of the Oxford Commons PUD overlay, and the PUD has a development restriction that limits density to that of just over a typical NR zoning and a restriction that does not allow more than 3 unrelated persons to live in one dwelling unit.
 - i. Regardless of the underlying SMF zoning, the PUD restrictions will not allow true Multi-Family development.
 - c. This essentially leaves no undeveloped SMF-zoned property within the boundaries of Exhibit A which definitively shows there is a public need for additional SMF zoning in Oxford.
2. **Public Need** - Reference Exhibit A. This information also strongly supports the public need for additional SMF zoned property:
 - a. Identified on this exhibit, is the only undeveloped SMF-zoned property PEC could identify within the City Limits.
 - b. The bulk of the undeveloped SMF zoned property is the underlying zoning within the Grand Oaks PUD overlay and falls under the restrictions of the PUD. The majority of the development in this area of the PUD has been single family residences and the property is limited by access only going through neighborhoods with single family homes. This property does not lend itself to development per the underlying SMF zoning.
 - c. As can clearly be seen, the remaining, undeveloped SMF property within the City Limits of Oxford is a small fraction of the overall SMF zoned property
 - i. Undeveloped SMF properties on Old Taylor Road and Thacker Road are located in areas of severe vehicular traffic congestion as opposed to the property that is zoned SMF in this

application which has full, direct, frontage on two primary corridors into Oxford; Hwy 7 and Hwy 30.

3. **Public Need** - Reference Exhibits B&C: These exhibits have been modified to increase the land area dedicated to commercial/mixed use development (SCO)
 - a. This adjustment to the original application leaves the existing SCO zoning along Hwy 7 unchanged from the current zoning maps (45 acres). We listened to the Commissioners' input and agreed there is a public need for the uses allowed by SCO zoning.
 - b. These exhibits also reflect an increase to the land area dedicated to SCO zoning for property accessed from Molly Barr:
 - i. Existing SCO-zoned property accessed from Hwy 30 is 6 +/- acres (current zoning map)
 - ii. The original application requested an increase in SCO zoning to 13 +/- acres
 - iii. This modified zoning application proposes to further increase SCO to 19 +/- acres

Another driver for the well planned, healthy mix of zoning districts proposed by the applicant is the desire to avoid repeating the problems created by ongoing development along the S. Lamar Corridor which has primarily been focused on dense residential and professional office space with very little general retail, restaurants or shopping opportunities.

Ongoing residential development along the S. Lamar corridor has limited connectivity to Hwy 6 and Hwy 7 making it inconvenient for residents to get to the commercial areas along W. Jackson Ave and generally north of Hwy 6 which exacerbates traffic congestion and associated public safety concerns throughout Oxford.

The applicant's property being considered for rezoning has direct connectivity to Hwy 7 and Hwy 30 which gives direct access to Ole Miss campus via Molly Barr Rd and direct access to Pat Patterson Parkway that circles the entire north and west city limits with direct access to the heart of Oxford via Hwy 314 (Old Sardis Rd), College Hill road and Jackson Ave.

The significance of the subject property having direct access to Hwy 7 and Hwy 30 cannot be understated as this reduces traffic related congestion and minimizes the impact on Oxford's local streets inherently minimizing the associated public safety concerns.

Describe what has changed or the changing conditions that make the passage of this zoning amendment necessary.

The **City of Oxford** has experienced exponential population growth since the time the subject property was annexed into the city's certificated area and, specifically, since the adoption of the Vision 2037 plan. Oxford's growth over the past 8-10 years justifies a reevaluation of the zoning for the subject property.

The **University of Mississippi** has also experienced exponential growth over the same timeframe which is a driver of the increase in population of the city overall.

All indicators point to continued growth in **Ole Miss student enrollment** which will continue to create a public need for smartly planned mixed-use developments as proposed by this zoning map amendment for the subject property.

The booming overall city population increase, in addition to record student enrollment, has driven significant infrastructure improvements throughout the city with a major focus on connectivity to the eastern side of Oxford where the subject property is located.

Please Reference Exhibit A of this zoning application.

The city and county's long term transportation plan has led to significant changes in vehicular connectivity to the subject property including the imminent completion of the last section of George G "Pat" Patterson Pkwy between M Trade Park and the Lafayette County industrial park. This recently completed roadway will be open to the public in the very near future.

The completion of this section of major roadway infrastructure will immediately change and improve the connectivity between the subject property, and the city as a whole, by creating a complete loop around the perimeter of the city limits consisting of:

1. MS Hwy 278 (Hwy 6) to the south.
2. George G "Pat" Patterson Pkwy to the west and north.
3. MS Hwy 7 to the east.

These changes in city/county infrastructure significantly improve access to the subject property.

In addition to the changes created by the completion of the transportation loop described above, other significant changes in vehicular connectivity have recently been completed or are underway that directly change connectivity to the east side of Oxford and, specifically the subject property, including:

1. **New Roundabout** at University Ave. and Buddy East Parkway
2. **New Roundabouts** at University Ave. and MS Hwy 7 (nearing completion)
3. **New roundabouts** at MS Hwy 7 and Sisk Avenue
4. **New signalized intersection** at MS Hwy 30 and Ed Perry Blvd
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6. **Proposed Roundabout** at Molly Barr Rd and North Lamar Blvd
7. **New Roundabout** at Molly Barr Rd and Chickasaw Rd
8. **New Roundabout** at the soon to be completed connection between George G "Pat" Patterson Pkwy and Industrial Park Drive

Also, the construction for improvements to MS Hwy 7 South are imminent with a projected start date of late 2025. These improvements will include making the section of Hwy 7 between Oxford and MS Hwy 9 a 4 lane highway which is another significant change and improvement for the access to the subject property.

The new roadway infrastructure improvements described above are, by definition, a change in the area directly adjacent to, and directly affecting, the subject property.

What other circumstances justify the proposed change?

The **Oxford Commons Planned Unit Development (PUD)** bounded by MS Hwy 30 to the north (directly adjacent to the subject property), MS Hwy 7 to the west and both sides of Sisk Avenue to the south has

exploded with a mixture of single family homes, townhomes, apartments, and a wide ranging mixture of commercial, retail and entertainment uses over the **master-planned 700 acre (+) mixed use development**.

The growth at Oxford Commons PUD has been a trigger for many of the transportation connectivity changes described above. And as the availability of undeveloped land within Oxford Commons PUD decreases by the day, there is a public need at the subject property for more opportunity to provide mixed use development like the Oxford Commons PUD.

The zoning map amendment as proposed, see Exhibits A, B and C of this application, will provide a healthy mix of commercial multi-family, townhomes and single-family uses which will help satisfy the public need for well-planned, mixed-use communities that are integrated into the surrounding neighborhoods.

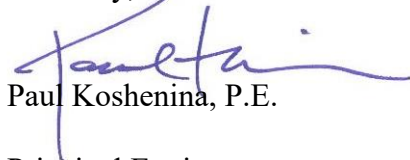
Please note that this zoning map amendment proposes low density single family residential (SR) zoning adjacent to the existing single-family homes along Charger Lane to the east.

The proposed zoning changes will also create two undisturbed conservation zones with a total width of 150 feet, intended to provide a permanent buffer between the subject property and existing properties zoned for residential use.

What error(s), if any, in the Zoning Map would be corrected by the proposed amendment?

Not Applicable

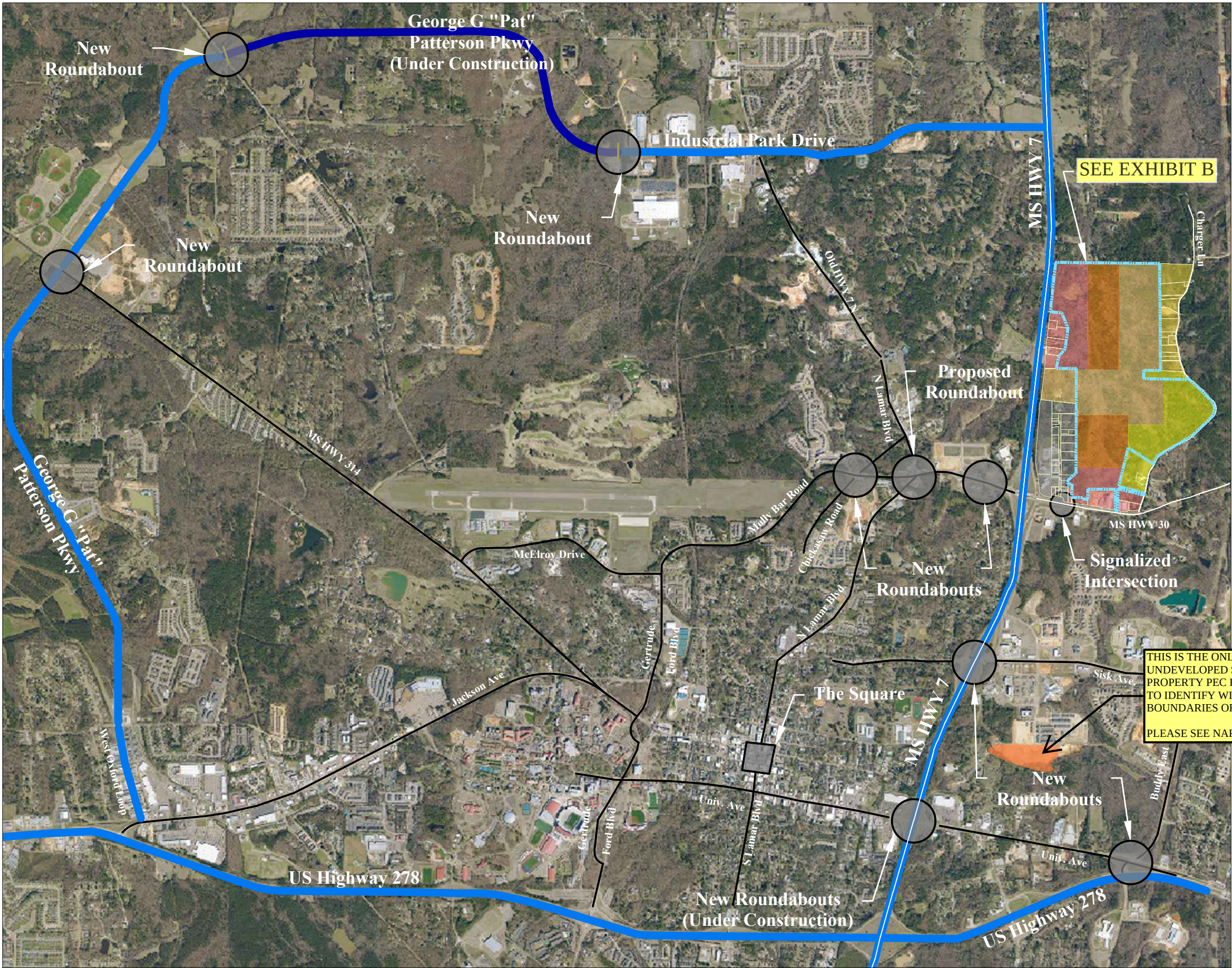
Sincerely,



Paul Koshenina, P.E.

Principal Engineer
Director of Civil Engineering
Precision Engineering Corporation

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PHONE: (662) 234-8539 WEB SITE: PECORPMS.COM

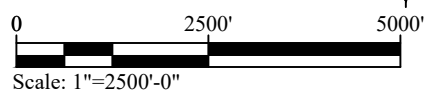
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NO.	DATE	DESCRIPTION	BY

EXHIBIT A
FOR
BLACKBURN HOLDINGS, LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

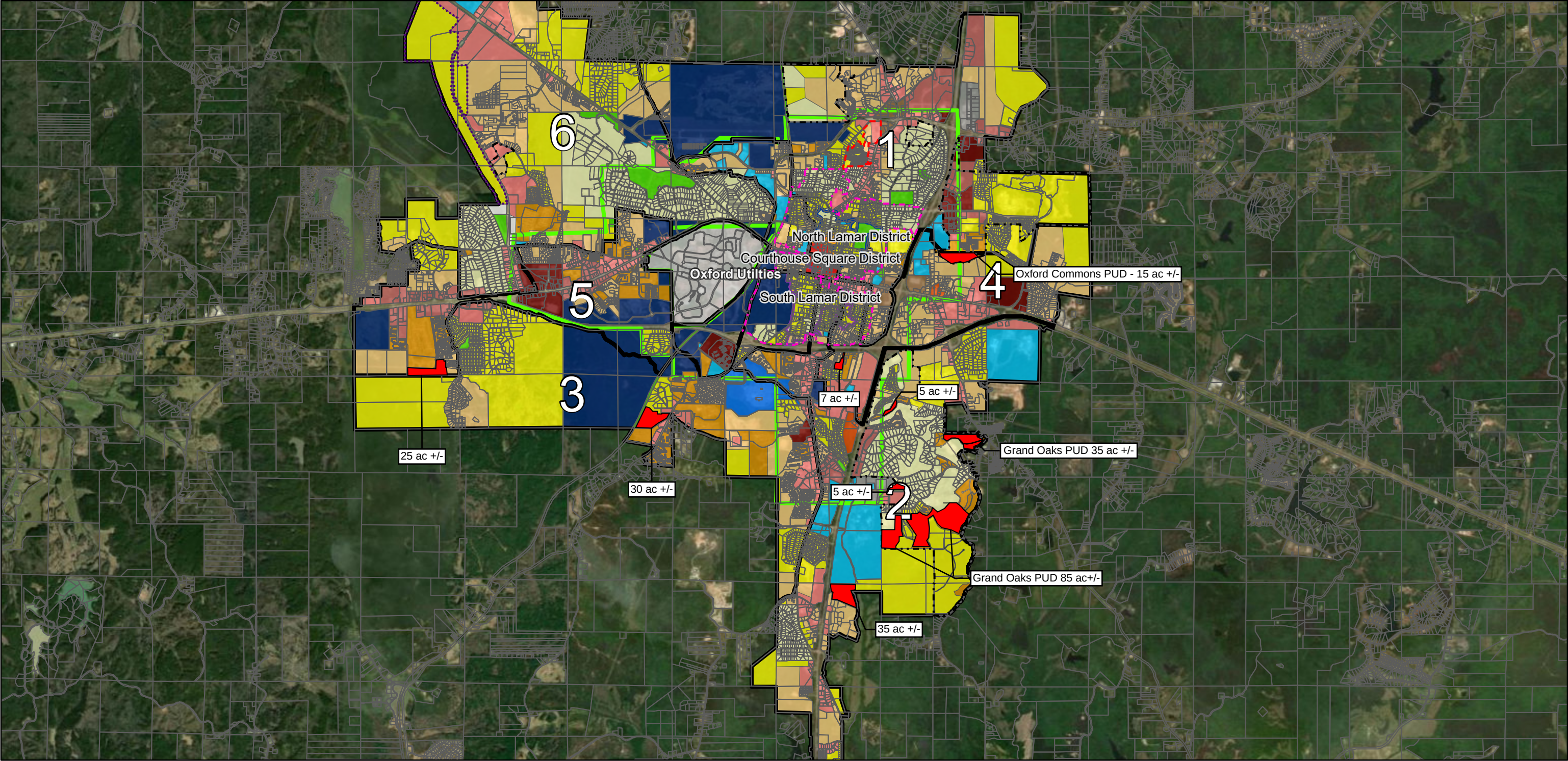
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CHECKED BY:	PK	AS NOTED
PROJECT NO.:	7155	

PAGE NO.:
EXHIBIT A

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Oxford Zoning Map



8/29/2025, 7:16:39 AM

- Housing Accelerator Overlay

Conservation Overlay

PUD Overlay

TND Overlay

Parcels

Wards

Oxford Electric Area

Historic Preservation District

Courthouse Square District

North Lamar District

South Lamar District

Zoning

(AG) Agricultural

(ER) Estate Residential District

(HUCN) Historic Urban Center District

(IND) Industrial

(INST-E) Institutional - Education

(INST-G) Institutional - Government

(INST-M) Institutional - Medical

(INST-POS) Institutional - Public Parks and Open Space

(LTNB) Legacy Traditional Neighborhood Business District

(NR) Neighborhood Residential District

(RCN) Rural Center

(SCN) Suburban Center District

(SCO) Suburban Corridor District

(SMF) Suburban Multi-Family District

(SR) Suburban Residential District

(TER) Traditional Estate Residential District

(TNB) Traditional Neighborhood Business District

(TNR) Traditional Neighborhood Residential District

(TSR) Traditional Suburban Residential District

(UCN) Urban Center District

(UCO) Urban Corridor District

University of Mississippi Land Grant
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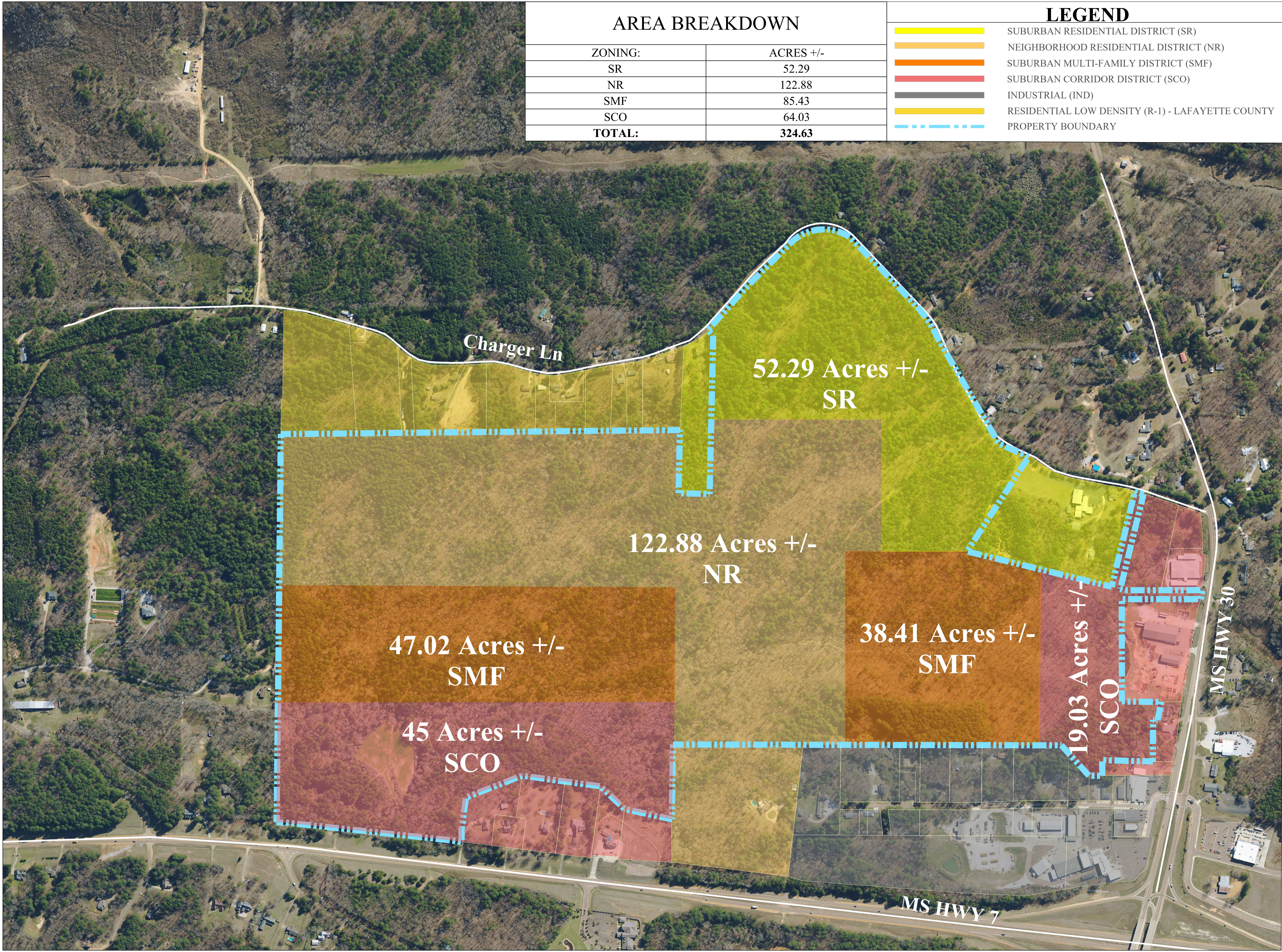
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4 km
- Earthstar Geographics
- 251 of 322
- City of Oxford GIS
City of Oxford Development Services GIS

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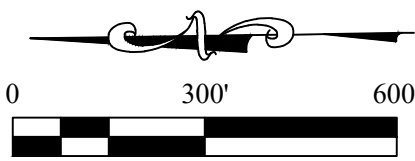
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EXHIBIT B
PROPOSED ZONING
FOR
BLACKBURN HOLDINGS, LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	CMC	08.25.2025
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PROJECT NO.:	7155	

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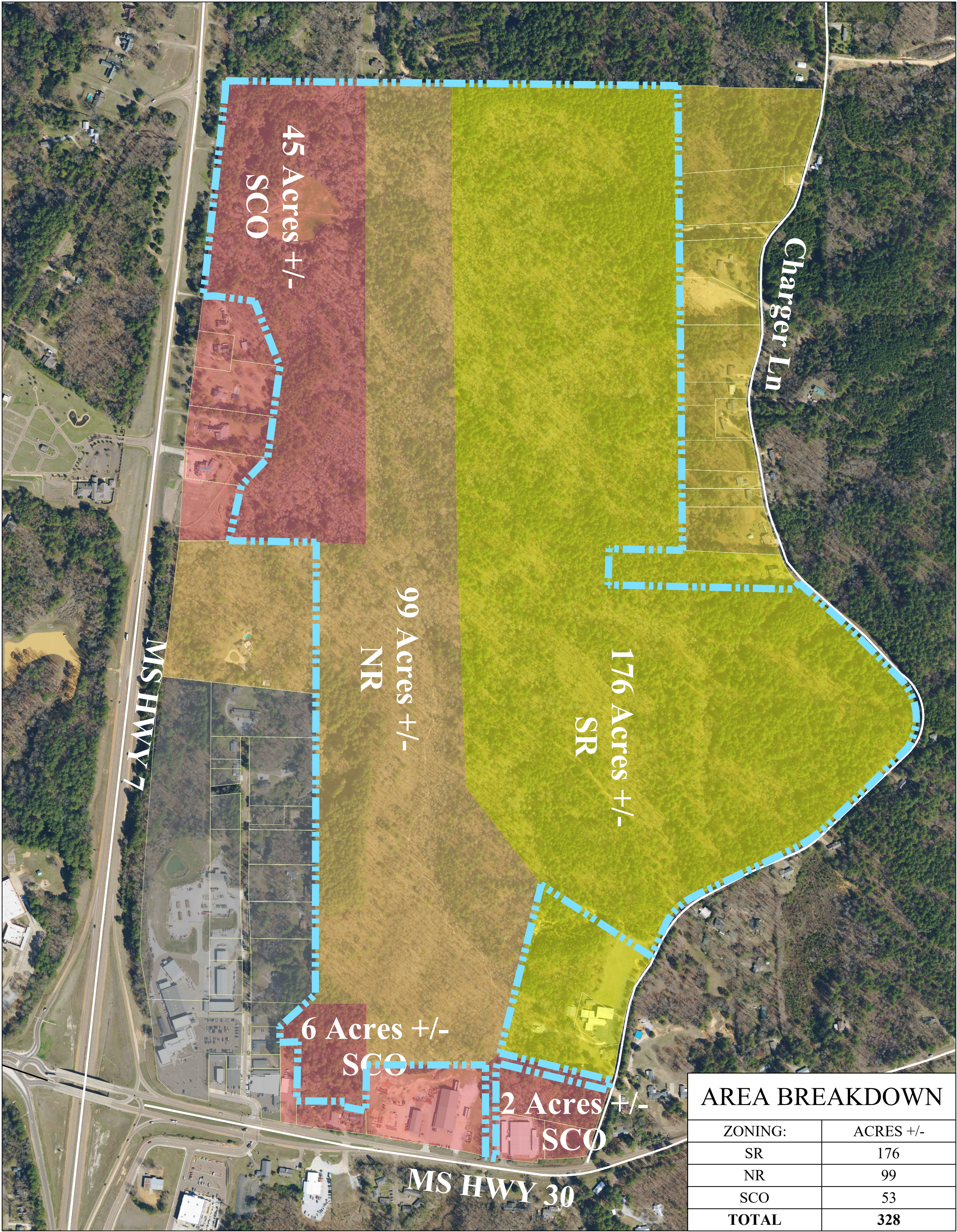


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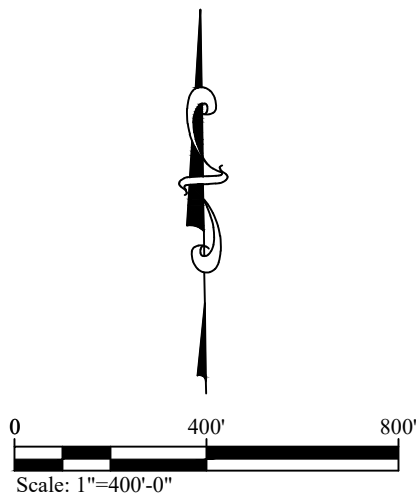
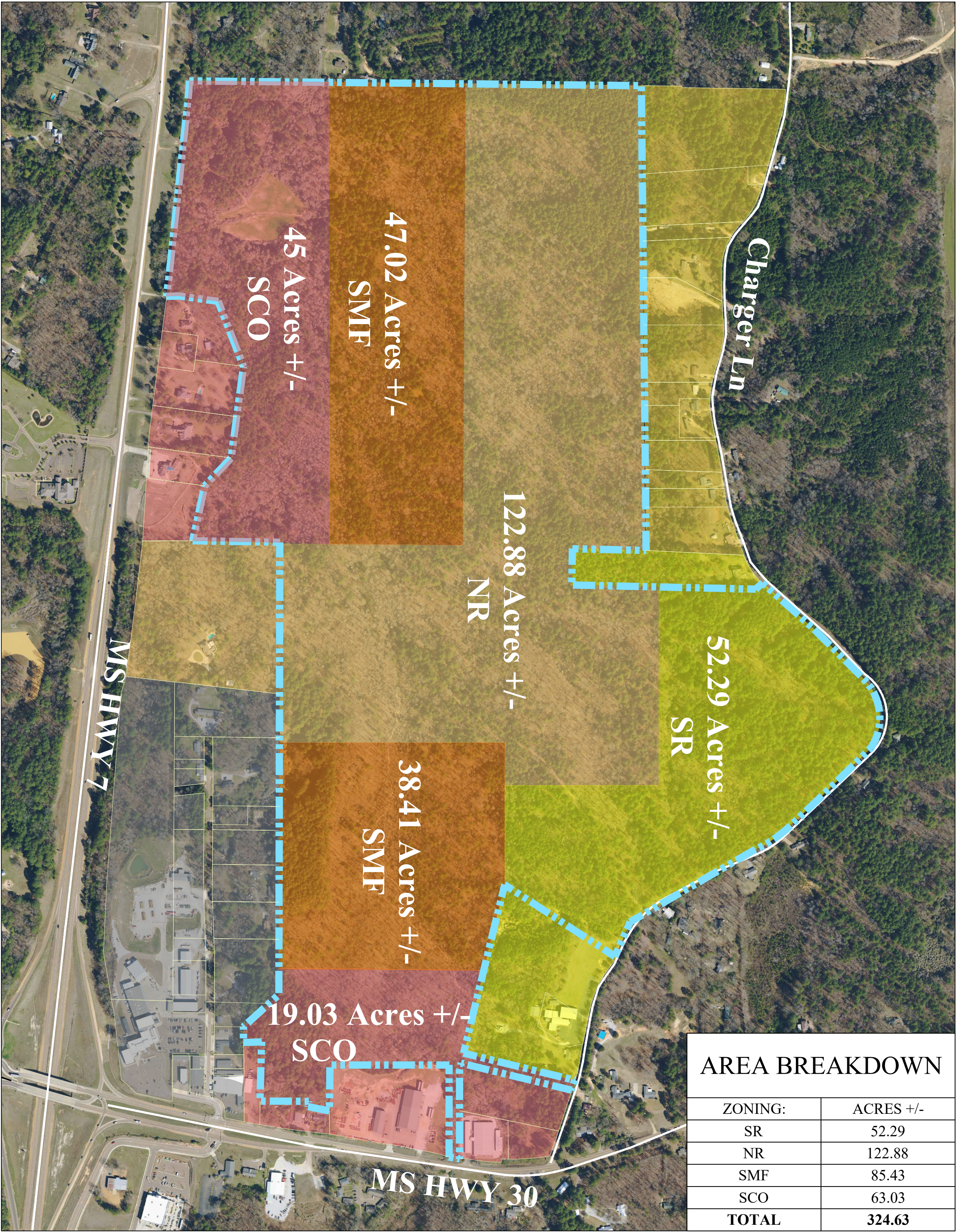
REZONING MAP

SCALE: 1" = 400'-0"



LEGEND

- SUBURBAN RESIDENTIAL DISTRICT (SR)
- NEIGHBORHOOD RESIDENTIAL DISTRICT (NR)
- SUBURBAN MULTI-FAMILY DISTRICT (SMF)
- SUBURBAN CORRIDOR DISTRICT (SCO)
- INDUSTRIAL (IND)
- RESIDENTIAL LOW DENSITY (R-1) - LAFAYETTE COUNTY
- PROPERTY BOUNDARY



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PHONE: (662) 234-8539 WEB SITE: PECORPMS.COM (662) 234-8639

REVISIONS:

NO.	DATE	DESCRIPTION	BY

EXHIBIT C
PROPOSED ZONING
FOR
BLACKBURN HOLDINGS, LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	CMC	08.25.2025
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PROJECT NO.:	7155	

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AREA BREAKDOWN	
ZONING:	ACRES +/-
CONSERVATIVE ZONE ONE	15.00
CONSERVATIVE ZONE TWO	3.97
TOTAL:	18.97



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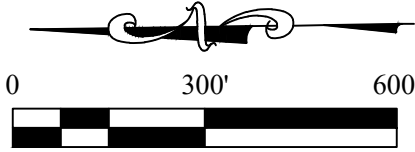
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EXHIBIT D
PROPOSED ZONING
FOR
BLACKBURN HOLDINGS, LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

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EXHIBIT D



**Case 3256**

To: Oxford Planning Commission
From: Benjamin Requet, AICP; Director of Planning
Date: August 11, 2025

Applicant: Blackburn Holdings, LLC.
Owner: Same
Request: Zoning Map Amendment
Location: East of Highway 7, north of Highway 30 and west of Charger Lane (PPIN #3520, #3531, #4425, #4506 & #4635)
Zoning: (SCO) Suburban Corridor, (NR) Neighborhood Residential & (SR) Suburban Residential

Surrounding Zoning:

North: County R-1 & A1
East: County R-1
South: (IND) Industrial & (SCO) Suburban Corridor
West: (SCO) Suburban Corridor

Planning Comments: The subject property is located in the northeastern most portion of the City limits. The property was annexed into the City of Oxford in 2018, and it was initially zoned in 2019. The property measures approximately +/- 324 acres, it has frontage along Highway 7, Highway 30, and Charger Lane. This property is comprised of three zoning districts. Approximately +/- 53 acres are zoned (SCO) Suburban Corridor, +/- 99 acres are zoned (NR) Neighborhood Residential, and +/- 176 acres are zoned (SR) Suburban Residential.

In this request, the applicant is seeking a Zoning Map Amendment to change the zoning for the property; Exhibit C clarifies the request. The proposal indicates a reduction in the area zoned Suburban Corridor to approximately +/- 37.84 acres, with the majority being located along the Highway 7 frontage in the northwest portion of the site, but with an expanded area along Highway 30. Two areas totaling approximately +/- 111 acres of Suburban Multi-Family are introduced as transition areas adjacent to the areas zoned Suburban Corridor. The Neighborhood Residential area is proposed to be expanded to approximately +/- 122.88 acres while also being located more in the central and northeastern part of the site that backs into existing properties

along Charger Lane. Finally, the area designated as Suburban Residential is being reduced to approximately +/- 52.29 acres along Charger Lane in the eastern part of the site.

Exhibit D indicates two conservation areas that are proposed; both Conservation Zones are 150' in depth. Conservation Zone One measuring approximately +/- 15 acres is located along the eastern and northern property line. Conservation Zone Two is located in the southwest portion of the property. Both Conservation Zones appear to be providing a 150' undisturbed buffer between existing residences.

State Requirements for Rezoning:

The criteria to rezone property are cited in a number of Mississippi cases and are as follows:

"Before a zoning board reclassifies property from one zone to another, there must be proof either:

(1) that there was a mistake in the original zoning, or (2) (a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning." (Burdine v. City of Greenville, 1999).

In another case, the court stated: "Before property is reclassified, applicant seeking rezoning must prove beyond by clear and convincing evidence either that there was mistake in original zoning, or that character of neighborhood had changed to such an extent as to justify rezoning, and that public need existed for rezoning" . (City of Biloxi v. Hilbert, 1992)

Finally, Fondren North Renaissance v. Mayor and City Council of City of Jackson, 1999, stated: "Under the "change and mistake" rule of municipal zoning, based on the presumption that the original zoning is well-planned and designed to be permanent, before a zoning board may reclassify property from one zone to another, there must be proof either: (1) that there was a mistake in the original zoning, or (2)(a) that the character of the neighborhood has changed to such an extent as to justify reclassification, and (b) that there was a public need for rezoning. Therefore, the merits of the applicant's request for rezoning, based on the criteria established in the cited cases, is as follows:

Change and Need:

In the application, the applicant provided the following justifications for the change in the character of the neighborhood and the public need.

The City of Oxford has experienced exponential population growth since the time the subject property was annexed into the city's certificated area and, specifically, since the adoption of the Vision 2037 plan. Oxford's growth over the past 8-10 years justifies a reevaluation of the zoning for the subject property.

The University of Mississippi has also experienced exponential growth over the same timeframe which is a driver of the increase in population of the city overall.

All indicators point to continued growth in Ole Miss student enrollment which will continue to create a public need for smartly planned mixed-use developments as proposed by this zoning map amendment for the subject property.

The booming overall city population increase, in addition to record student enrollment, has driven significant infrastructure improvements throughout the city with a major focus on connectivity to the eastern side of Oxford where the subject property is located.

Please Reference Exhibit A of this zoning application.

The city and county's long term transportation plan has led to significant changes in vehicular connectivity to the subject property including the imminent completion of the last section of George G "Pat" Patterson Parkway between M Trade Park and the Lafayette County industrial park. This recently completed roadway will be open to the public in the very near future.

The completion of this section of major roadway infrastructure will immediately change and improve the connectivity between the subject property, and the city as a whole, by creating a complete loop around the perimeter of the city limits consisting of:

1. MS Hwy 278 (Hwy 6) to the south.
2. George G "Pat" Patterson Pkwy to the west and north.
3. MS Hwy 7 to the east.

These changes in city/county infrastructure significantly improve access to the subject property.

In addition to the changes created by the completion of the transportation loop described above, other significant changes in vehicular connectivity have recently been completed or are underway that directly change connectivity to the east side of Oxford and, specifically the subject property, including:

1. **New Roundabout** at University Ave. and Buddy East Parkway
2. **New Roundabouts** at University Ave. and MS Hwy 7 (nearing completion)
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Also, the construction for improvements to MS Hwy 7 South are imminent with a projected start date of late 2025. These improvements will include making the section of Hwy 7 between Oxford and MS Hwy 9 a 4-lane highway which is another significant change and improvement for the access to the subject property.

The new roadway infrastructure improvements described above are, by definition, a change in the area directly adjacent to, and directly affecting, the subject property.

The Oxford Commons Planned Unit Development (PUD) bounded by MS Hwy 30 to the north (directly adjacent to the subject property), MS Hwy 7 to the west and both sides of Sisk Avenue to the south has exploded with a mixture of single family homes, townhomes, apartments, and a wide ranging mixture of commercial, retail and entertainment uses over the **master-planned** 700 acre (+) mixed use development.

The growth at Oxford Commons PUD has been a trigger for many of the transportation connectivity changes described above. And as the availability of undeveloped land within Oxford Commons PUD decreases by the day, there is a public need at the subject property for more opportunity to provide mixed use development like the Oxford Commons PUD.

The zoning map amendment as proposed, see Exhibits A, B and C of this application, will provide a healthy mix of commercial multi-family, townhomes and single-family uses which will help satisfy the public need for well-planned, mixed-use communities that are integrated into the surrounding neighborhoods.

Please note that this zoning map amendment proposes low density single family residential (SR) zoning adjacent to the existing single-family homes along Charger Lane to the east.

The proposed zoning changes will also create two undisturbed conservation zones with a total width of 150 feet, intended to provide a permanent buffer between the subject property and existing properties zoned for residential use.

Mistake:

There is no mistake in this instance.

Additional Staff Comments:

The applicant points out that there have been changes in the character of the neighborhood partly attributed to infrastructure improvements with new roundabouts, signalized intersections, newly constructed roadways and the expansion of Highway 7 being imminent. Staff does understand the applicant's logic in having the uses transition in intensity from SCO to SMF to NR to SR. The change will result in an increased density of this site with the introduction of the two SMF areas, and the expansion of the Neighborhood Residential. However, some of the SMF areas were areas designated as SCO, which allow for residential uses on upper floors. Staff believes that the designated Conservation Areas will provide some protections for the adjacent property owners.

Recommendation: The Commission will have to determine if the proposal is a desirable change. Staff believes that there is sufficient evidence of change and need to support the rezoning of this property as requested.

Geotechnical Engineering
Hydraulic Engineering
Civil Engineering
Surveying

1776 North Lamar Boulevard
Oxford, MS 38655
oxford@pecorpms.com



Land Planning/Subdivisions
Road and Bridge Design
Utility System Design
Materials Testing

Phone 662-234-8539
Fax 662-234-8639
www.pecorpms.com

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The growth at Oxford Commons PUD has been a trigger for many of the transportation connectivity changes described above. And as the availability of undeveloped land within Oxford Commons PUD decreases by the day, there is a public need at the subject property for more opportunity to provide mixed use development like the Oxford Commons PUD.

The zoning map amendment as proposed, see Exhibits A, B and C of this application, will provide a healthy mix of commercial multi-family, townhomes and single-family uses which will help satisfy the public need for well-planned, mixed-use communities that are integrated into the surrounding neighborhoods.

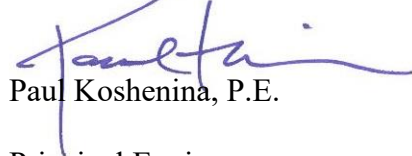
Please note that this zoning map amendment proposes low density single family residential (SR) zoning adjacent to the existing single-family homes along Charger Lane to the east.

The proposed zoning changes will also create two undisturbed conservation zones with a total width of 150 feet, intended to provide a permanent buffer between the subject property and existing properties zoned for residential use.

What error(s), if any, in the Zoning Map would be corrected by the proposed amendment?

Not Applicable

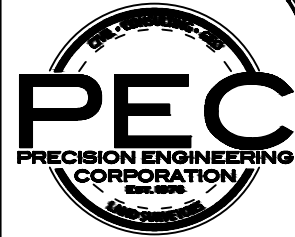
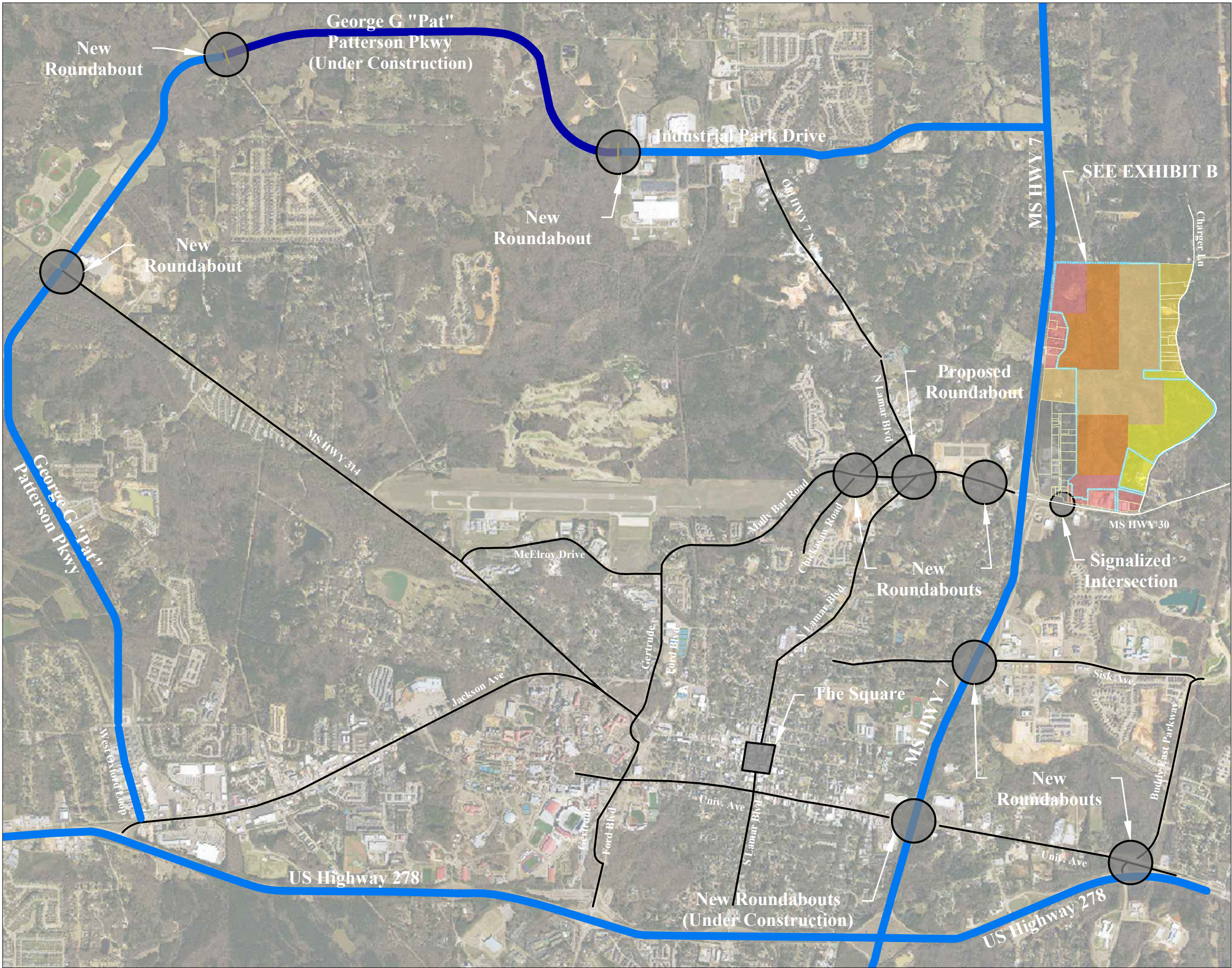
Sincerely,



Paul Koshenina, P.E.

Principal Engineer
Director of Civil Engineering
Precision Engineering Corporation

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PHONE: (662) 234-8539 WEB SITE: PECORPMS.COM

REVISIONS:

NO.	DATE	DESCRIPTION	BY

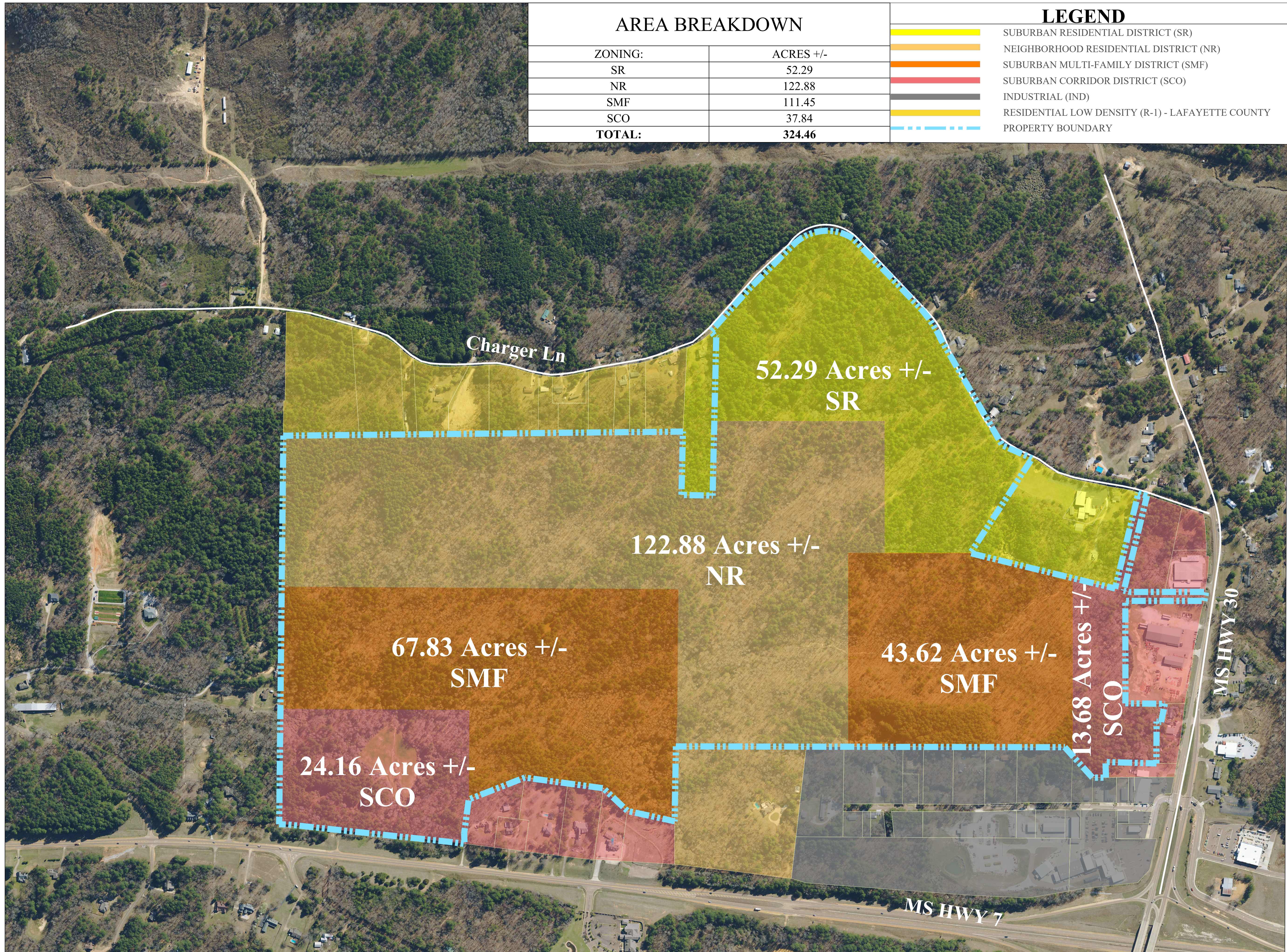
EXHIBIT A

FOR
BLACKBURN HOLDINGS, LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	CMC	06.13.2025
CHECKED BY:	PK	AS NOTED
PROJECT NO.:	7155	

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EXHIBIT
A



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WEB SITE: PECORPMS.COM

FAX: (662) 234-8639

REVISIONS:

NO.	DATE	DESCRIPTION	BY

EXHIBIT B
PROPOSED ZONING
FOR
BLACKBURN HOLDINGS, LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	CMC		06.13.2025
CHECKED BY:	PK		AS NOTED
PROJECT NO.:	7155		

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PAGE NO.:

EXHIBIT
B

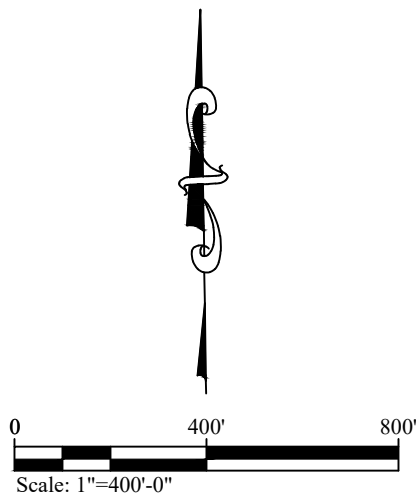
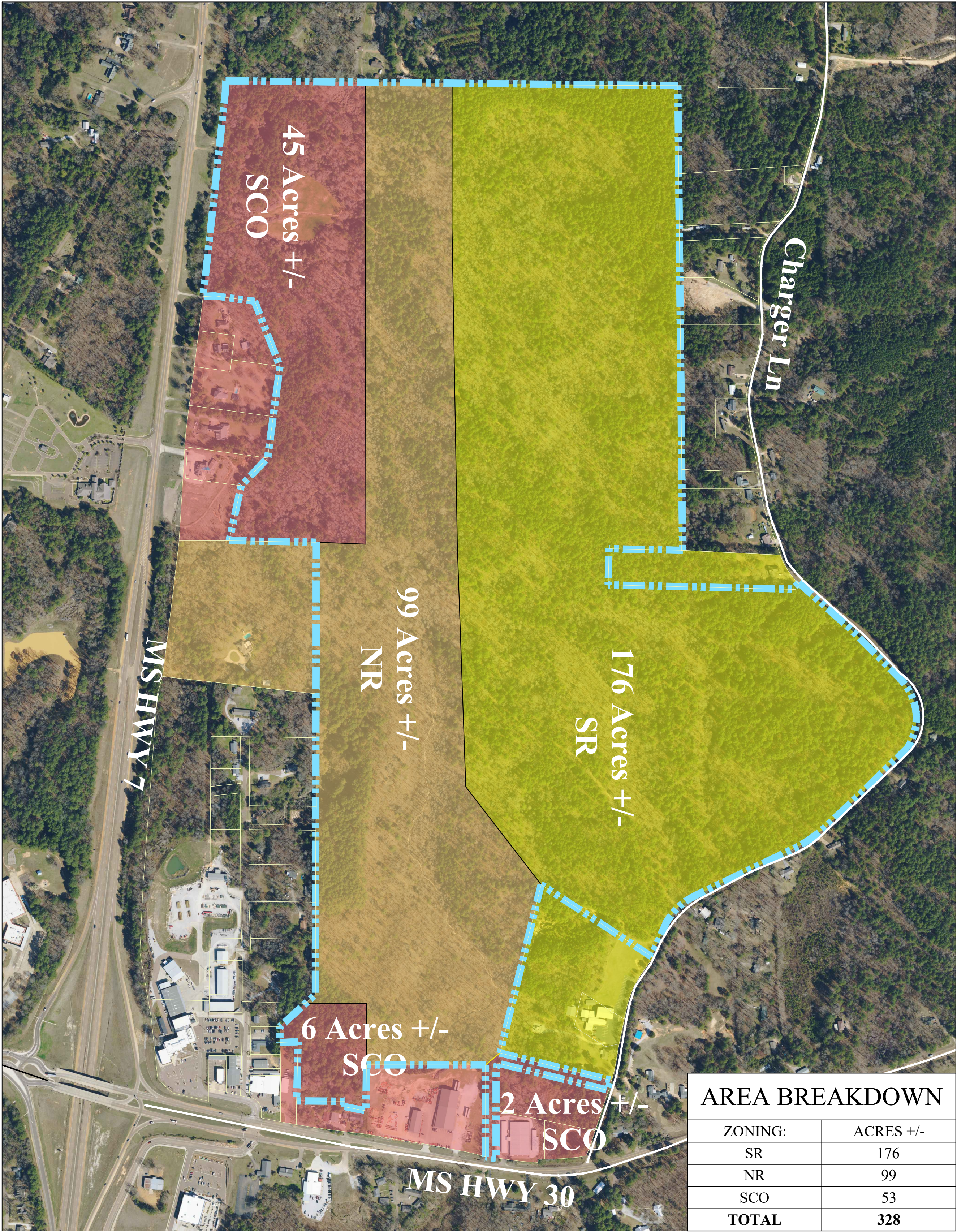
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1

REZONING MAP

SCALE: 1" = 400'-0"

LEGEND	
	SUBURBAN RESIDENTIAL DISTRICT (SR)
	NEIGHBORHOOD RESIDENTIAL DISTRICT (NR)
	SUBURBAN MULTI-FAMILY DISTRICT (SMF)
	SUBURBAN CORRIDOR DISTRICT (SCO)
	INDUSTRIAL (IND)
	RESIDENTIAL LOW DENSITY (R-1) - LAFAYETTE COUNTY
	PROPERTY BOUNDARY



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REVISIONS:

NO.	DATE	DESCRIPTION	BY

EXHIBIT C
PROPOSED ZONING
FOR
BLACKBURN HOLDINGS, LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	CMC	06.13.2025
CHECKED BY:	PK	AS NOTED
PROJECT NO.:	7155	

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PAGE NO.:
EXHIBIT C

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AREA BREAKDOWN	
ZONING:	ACRES +/-
CONSERVATIVE ZONE ONE	15.00
CONSERVATIVE ZONE TWO	3.97
TOTAL:	18.97



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REVISIONS:			
NO.	DATE	DESCRIPTION	BY

EXHIBIT D
PROPOSED ZONING
FOR
BLACKBURN HOLDINGS, LLC
OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

DRAWN BY:	CMC	06.13.2025
CHECKED BY:	PK	AS NOTED
PROJECT NO.:	7155	

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PAGE NO.:
EXHIBIT D

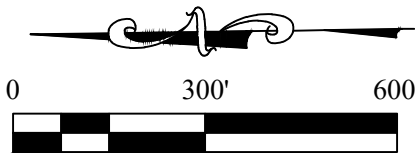


Exhibit A FROM DEED 2016/9526

LEGAL DESCRIPTION

TOWNSHIP 8 SOUTH, RANGE 3 WEST,
SECTIONS 10 and 11:

A fraction of the Southeast Quarter of Section 10 and a fraction of the southwest Quarter of Section 11, Township 8 South, Range 3 West, Lafayette County, Mississippi, said fractions lying East of New Highway #7 containing 158.06 acres, more or less, and being described in more detail as follows:

The point of beginning of this description is a 1/2" iron rod at the intersection of the East right of way line of said Highway 7 and the North line of the Southeast Quarter of said Section 10. From this point of beginning, run thence South 89° 43' 15" East, leaving said right of way, a distance of 2606.70 feet along the North line of said Southeast Quarter of section 10 and the Southwest Quarter of Section 11 to an existing iron pipe; thence South 00° 55' 10" East, along the East line of the West 110 acres of the Southwest Quarter of Section 11, a distance of 2668.00 feet to an existing iron pipe on the South line of said Section 11; thence North 89° 23' 56" West a distance of 1815.00 feet along said south line of said Section 11 to a 1/2 inch iron rod at the Southwest corner of said Section 11 and the Southeast corner of said Section 10; thence North 89° 18' 17" West, along the South line of said section 10 a distance of 799.73 feet to a 1/2" iron rod; thence North 12° 00' 45" East a distance of 324.11 feet to a 1/2" iron rod; thence North 43° 07' 36" East a distance of 221.39 feet to a 1/2" iron rod; thence North 82° 38' 00" West a distance of 490.56 feet to a 1/2" iron rod on the East right of way line of said Highway 7; thence North 03° 48' 18" East, along said right of way line, a distance of 70.00 feet to a concrete marker at Highway Station 1625+00; thence North 07° 22' 00" East, along said right of way line, a distance of 170.23 feet to a 1/2" iron rod; thence South 82° 38' 00" East, leaving said right of way line, a distance of 494.91 feet to a 1/2" iron rod; thence North 07° 22' 00" East a distance of 292.52 feet to a 1/2" iron rod; thence North 21° 39' 33" West a distance of 403.07 feet to a 1/2" iron rod; thence North 82° 38' 00" West a distance of 230.00 feet to a 1/2" iron rod; thence South 87° 42' 00" West a distance of 70.34 feet to a 1/2" iron rod on the East right of way of said Highway 7; thence North 07° 22' 00" East, along said right of way line, a distance of 97.18 feet to a concrete marker at Highway Station 1634+00; thence North 05° 48' 29" East, along said right or way line, a distance of 1092.86 feet to a concrete marker at Highway Station 1645+00; thence North 02° 00' 00" East, along said right of way line, a distance of 59.93 feet to the iron rod marking the point of beginning of this description.

All bearings are true bearings as determined by polaris observation with adjustments made for convergence from the East line of Range 3 West.

LESS AND EXCEPT:

A parcel of land located in the Southeast Quarter of Section 10, Township 8 South, Range 3 West, Lafayette County, Mississippi, containing 2.724 acres, more or less, and being described in more detail as follows:

Commencing at the Southeast corner of Section 10, Township 8 South, Range 3 West, thence North 89° 18' 17" West, along the South line of said Section 10, a distance of 799.73 feet to a 1/2" iron rod; thence North 12° 00' 45" East a distance of 324.11 feet to a 1/2" iron rod; thence North 43° 07' 36" East a distance of 221.39 feet to a 1/2" iron rod, and the point of beginning; thence North 82° 38' 00" West a distance of 490.56 feet to a 1/2" iron rod on the East right of way line of said Highway 7; thence North 03° 48' 18" East, along said right of way line, a distance of 70.00 feet to a concrete marker at Highway Station 1625+00; thence North 07° 22' 00" East, along said right of way line a distance of 170.23 feet to a 1/2" iron rod; thence South 82° 38' 00" East, leaving said right of way line, a distance of 494.91 feet to a 1/2" iron rod; thence South 7° 22' 01" West a distance of 240.10 feet to the point of beginning.

Exhibit A FROM DEED 2016/9527

LEGAL DESCRIPTION

A Fraction The Northeast Quarter, The Northwest Quarter, And The Southwest Quarter Of Section 14, Township 8 South, Range 3 West, Lafayette County, Mississippi, And Containing 143.89 Acres. This Description Being Described In More Detail As Follows:

Beginning At A Fence Corner Designated And Accepted As Being The Northwest Corner Of Section 14, Township 8 South, Range 3 West, Lafayette County, Mississippi, Said Fence Corner Being The POINT OF BEGINNING; Run Thence S 89° 02' 06" E A Distance Of 1361.39 Ft To A 1/2" Iron Pipe Found, Thence S 00° 55' 35" W A Distance Of 208.77 Ft To A 1/2" Iron Pipe Found, Thence S 89° 03' 10" E A Distance Of 1061.13 Ft To A 1/2" Iron Pipe Found, Thence N 48° 20' 47" E A Distance Of 52.94 Ft To A 1/2" Iron Pipe Found On The West R.O.W. Line Of Lafayette County Road No. 207, Thence S 48° 33' 36" E Along Said R.O.W. A Distance Of 391.58 Ft To A Point, Thence S 45° 18' 55" E Along Said R.O.W. A Distance Of 411.80 Ft To A Point, Thence With A Curve To The Right Along Said R.O.W. Having A Radius Of 352.85 Ft, An Arc Length Of 426.34 Ft, A Chord Bearing Of S 06° 21' 19" E, And A Chord Distance Of 400.88 Ft To A Point, Thence S 45° 12' 07" W Along Said R.O.W. A Distance Of 338.70 Ft To A Point, Thence S 46° 07' 16" W Along Said R.O.W. A Distance Of 301.40 Ft To A Point, Thence With A Curve To The Right Along Said R.O.W. Having A Radius Of 944.65 Ft, An Arc Length Of 267.56 Ft, A Chord Bearing Of S 55° 53' 21" W, And A Chord Distance Of 266.67 Ft To A Point, Thence S 64° 07' 56" W Along Said R.O.W. A Distance Of 597.09 Ft To A Point, Thence With A Curve To The Left Along Said R.O.W. Having A Radius Of 326.71 Ft, An Arc Length Of 231.04 Ft, A Chord Bearing Of S 47° 14' 40" W, And A Chord Distance 226.26 Ft To A Point, Thence S 23° 38' 03" W Along Said R.O.W. A Distance Of 218.61 Ft To A 1/2" Iron Pipe Found, Thence N 57° 13' 15" W Leaving Said R.O.W. A Distance Of 758.35 Ft To A 3/4" Steel Pipe Found, Thence S 13° 21' 29" W A Distance Of 999.60 Ft To A 3/4" Steel Pipe Found, Thence S 76° 38' 00" E A Distance Of 659.59 Ft To A 1/2" Iron Pipe Found On The West R.O.W. Line Of Lafayette County Road No. 207, Thence S 18° 47' 33" W Along Said R.O.W. A Distance Of 60.27 Ft To A 1/2" Iron Rod Set, Thence N 76° 38' 00" W A Distance Of 653.87 Ft To A 1/2" Iron Rod Set, Thence S 13° 22' 00" W A Distance Of 38.84 Ft To A 1/2" Iron Rod Set, Thence S 00° 23' 28" E A Distance Of 513.85 Ft To A 1/2" Iron Rod Set On The North R.O.W. Line Of Mississippi State Highway No. 30, Thence N 80° 12' 26" W Along Said R.O.W. A Distance Of 27.85 Ft To A Point, Thence N 79° 40' 10" W Along Said R.O.W. A Distance Of 33.17 Ft To A 1/2" Iron Rod Set, Thence N 00° 23' 28" W Leaving Said R.O.W. A Distance Of 530.34 Ft To A 1/2" Iron Rod Set, Thence S 89° 36' 32" W A Distance Of 687.02 Ft To A 1/2" Iron Rod Set, Thence N 00° 21' 39" E A Distance of 3008.40 Ft To A Fence Post at The POINT OF BEGINNING.

Exhibit A FROM DEED 2016/9528

LEGAL DESCRIPTION

A Fraction Of The Northeast & Southeast Quarters Of Section 15, Township 8 South, Range 3 West, Lafayette County, Mississippi, And Containing 24.677 Acres. This Description Being Described In More Detail As Follows:

Commencing At A Fence Corner Designated And Accepted As Being The Northeast Corner Of Section 15, Township 8 South, Range 3 West, Lafayette County, Mississippi, Said Fence Corner Being The POINT OF BEGINNING; Run Thence N 88° 56' 06" W A Distance Of 326.63 Ft To A 1" Iron Pipe Found At The Northeast Corner Of The Chandler Property DB-387, P-298, Thence S 00° 07' 18" W A Distance Of 2607.92 Ft To A 1/2" Rebar Found, Thence S 47° 41' 18" W A Distance Of 276.49 Ft To A 1/2" Iron Pipe Found, Thence S 00° 14' 32" E A Distance Of 90.42 Ft To A 1/2" Iron Rod Set, Thence N 88° 05' 25" E A Distance Of 104.60 Ft To A 1/2" Iron Rod Set, Thence S 01° 18' 25" W A Distance Of 286.00 Ft To A 1/2" Iron Rod Set, Thence S 02° 35' 25" W A Distance Of 55.22 Ft To A 1/2" Iron Rod Set At The Northwest Corner Of The Miller Property DB-448, P-347, Thence S 89° 43' 27" E Along The North Line Of Said Miller Property A Distance Of 280.00 Ft To A 1/2" Iron Rod Set, Thence S 03° 42' 26" W Continuing Along Said North Line Of Miller Property A Distance Of 31.00 Ft To A 1/2" Iron Rod Set, Thence S 78° 45' 43" E Continuing Along Said North Line Of The Miller Property A Distance Of 124.08 Ft To A 1/2" Rebar Found, Thence N 00° 43' 02" E Leaving Said North Line A Distance Of 3272.70 Ft To The POINT OF BEGINNING.

LESS AND EXCEPT:

A Fraction Of The Southeast Quarters Of Section 15, Township 8 South, Range 3 West, Lafayette County, Mississippi, And Containing 0.55 Acres. This Description Being Described In More Detail As Follows:

Commencing At A Fence Corner Designated And Accepted As Being The Northeast Corner Of Section 15, Township 8 South, Range 3 West, Lafayette County, Mississippi, Run Thence S 00° 43' 02" W A Distance Of 3169.21 Ft To A 1/2" Iron Rod Set At The POINT OF BEGINNING; Run Thence Due West A Distance Of 398.86 Ft To A 1/2" Iron Rod Set, Thence S 02° 35' 25" W A Distance Of 47.08 Ft To A 1/2" Iron Rod Set, Thence S 89° 43' 27" E A Distance Of 280.00 Ft To A 1/2" Iron Rod Set, Thence S 03° 42' 26" W A Distance Of 31.00 Ft To A 1/2" Iron Rod Set, Thence S 78° 45' 43" E A Distance Of 124.08 Ft To A 1/2" Rebar Found, Thence N 00° 43' 02" E Leaving Said North Line A Distance Of 103.50 Ft To The POINT OF BEGINNING.

Exhibit A FROM DEED 2016/9531

LEGAL DESCRIPTION

A Fraction Of The Southeast Quarter Of Section 15, Township 8 South, Range 3 West, Lafayette County, Mississippi, And Containing 0.55 Acres. This Description Being Described In More Detail As Follows:

Commencing At A Fence Corner Designated And Accepted As Being The Northeast Corner Of Section 15, Township 8 South, Range 3 West, Lafayette County, Mississippi, Run Thence S 00° 43' 02" W A Distance Of 3169.21 Ft To A 1/2" Iron Rod Set At The POINT OF BEGINNING; Run Thence Due West A Distance Of 398.86 Ft To A 1/2" Iron Rod Set, Thence S 02° 35' 25" W A Distance Of 47.08 Ft To A 1/2" Iron Rod Set, Thence S 89° 43' 27" E A Distance Of 280.00 Ft To A 1/2" Iron Rod Set, Thence S 03° 42' 26" W A Distance Of 31.00 Ft To A 1/2" Iron Rod Set, Thence S 78° 45' 43" E A Distance Of 124.08 Ft To A 1/2" Rebar Found, Thence N 00° 43' 02" E Leaving Said North Line A Distance Of 103.50 Ft To The POINT OF BEGINNING.



Memorandum

To: Mayor and Board of Alderman
From: Benjamin Requet, AICP; Director of Planning
Date: October 21, 2025
RE: Appeal of the Planning Commission's denial of Case #3264, [Special Exception](#) as provided in [Section 2.6.10 First Floor Residential](#) by Stoa Group, LLC (Toby Easterly) for property located at Highway 7, being further identified as PPIN #16774.

The appeal of the noted Special Exception, to allow first floor residential, is being heard at the request of the applicant Stoa Group, LLC. The hearing for this request was held at the Monday, September 8, 2025, Planning Commission meeting (Case #3264). Chairman Rigby called for a motion on this portion of the request. Commissioner Spragins made a motion to deny the requested Special Exception. The motion was seconded by Commissioner Latimer, and the motion passed with a 5-1 (Aye: Rigby, Spragins, Latimer, Brasfield & Logan. Nay: Murphy). On September 16th, 2025, Staff received a request to appeal the denial of the Special Exception from Mr. Blake Brinson on behalf of the applicant. A copy of the Staff report from the September Planning Commission meeting, and the appeal letter are included in this report.

Planners Comments: The subject property is located west of Highway 7 and south of Belk Boulevard, near the Rascals Service Station. It encompasses approximately 20 acres, remains undeveloped, and is zoned Urban Corridor District.

The applicant is requesting a Special Exception to permit first-floor residential units within the vertical mixed-use buildings of the development. As outlined in the application materials, this development proposes to deliver nearly 470,000 sq/ft of new inventory to Oxford, consisting of both horizontal and vertical mixed-use components. Horizontal mixed-use structures along Highway 7 would provide 78,400 sq/ft of stand-alone commercial space over 7.5 acres, supporting a range of potential retail, office, medical and hospitality tenants. The vertical mixed-use segment combines 17,100 sq/ft of ground-floor commercial space with 316 luxury apartments, the majority of which will be located on upper floors to maintain an active street-level retail presence. Amenities will be provided in the development including courtyards, a resort-style pool, grilling stations, firepits and a putting green.

Staff has met with the development team on several occasions throughout the planning process, and this proposal represents the most complete and well-considered iteration to date. In addition to the mixed-use multi-family components of the development, the applicant has committed to installing all

roadways and utility infrastructure within the development and will construct one stand-alone 6,000 sq/ft commercial building as part of the initial phase.

As previously stated, the proposal includes a combination of residential and commercial uses planned for both horizontal and vertical mixed-use buildings. In the multi-family vertical mixed-use component, the site plan identifies commercial uses / amenities such as a leasing office, a café and market, a fitness center, a gaming center, study suites, co-working facilities, and two areas of storage.

While approximately 78,000 sq/ft of the commercial space is indicated in the horizontal mixed-use component, Staff notes that much of this projected space depends on the inclusion of a multi-story hotel (approximately 40,000 sq/ft) and medical office building (approximately 24,000 sq/ft). At present, the developer has not provided letters of intent or other commitments for these anchor tenants. The hotel and the medical office building account for approximately 82% of the proposed commercial in this component.

Staff views this site as especially significant, as it is one of the limited areas within Oxford that carries the Urban Corridor zoning designation. Staff believes this zoning affords a prime opportunity to deliver a dense, walkable mix of office, restaurant, and retail uses, complemented by upper-floor residential components. However, without secured commitments for major commercial tenants, there remains a risk that the resulting development may be limited to commercial spaces ancillary to the apartments and the single stand-alone building proposed in Phase One, rather than realizing the broader vision for the Urban Corridor.

Per LDC 9.3.2.4 'The Planning Commission may make a finding that it is empowered under the section of this ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.' Additionally, per LDC 9.3.2.5 'When considering any special exception, the Planning Commission must determine whether a to approve a requested special exception, with any conditions and safe guards determined to be appropriate under this ordinance; or to deny the special exception when determined to be not in the public interest.'

Staff Recommendation: While the applicant has presented attractive renderings and a compelling vision for the development, Staff retains concerns regarding the ultimate delivery of key commercial elements. The lack of secured tenants or concrete user commitments for major commercial spaces such as the hotel and medical office building, highlight uncertainties that the Commission should weigh in considering granting the Special Exception. Due to these factors, Staff recommends denial of the requested Special Exception.

Should the Commission make a finding to grant the Special Exception, Staff requests the following conditions of approval:

1. The Special Exception is for the plan as submitted.
2. The granting of the Special Exception shall not adversely affect the public interest.
3. The Special Exception shall expire within 18 months if a building permit is not issued.

Planning Commission Discussion:

A link to the recording of the September 8, 2025, Planning Commission meeting is provided below.

[September Planning Commission Recording](#) (Case begins at the 1:00:51 mark)

Summary of Discussion:

Mr. Blake Brinson was present on behalf of the developer to show the commission a presentation. He spoke about the first phase and plan for connectivity to Belk Boulevard. Commissioner Latimer asked about the lack of anchor tenants. Mr. Brinson spoke about the difficulty of obtaining a commitment from potential tenants and the letter of intent received from a medical office. Commissioner Murphy expressed concern about allowing residential without commercial. Mr. Requet told the commission that the city has seen applicants that were granted this exception fail to develop commercial space. Mr. Brinson plans to market the site to commercial developers after an approval is granted and it would not be feasible to have ground floor commercial and that only 20% of the residential units are on the ground floor. Mr. Requet spoke about how this plan has evolved and that what is shown as a hotel may be something else in the future and could be ground floor commercial with residential above, which would be considerably less than proposed. Chairman Rigby added the value of this lot and concerns about allowing ground floor residential and what that would look like in the future. There was further discussion about the procedural steps and what conditions could be applied to an approval, and what this zoning allows for with commercial ground floor and upper floor residential.

Sage Nichols, the owner of the property, spoke in favor of the development. She added that there has been difficulty selling the property in the past and how positive this applicant has been to work with.

With no further questions or comments Chairman Rigby asked for a motion. Commissioner Spragins made a motion to deny the requested Special Exception. The motion was seconded by Commissioner Latimer, and the motion passed with a 5-1 (Aye: Rigby, Spragins, Latimer, Brasfield & Logan. Nay: Murphy).

Move: Commissioner David Spragins made a motion to **DENY** the requested Special Exception.

Second: Commissioner Chris Latimer

Status: Motion to **DENY** the requested Variance **PASSED**. (5-1) Commissioners Rigby, Spragins, Latimer, Brasfield & Logan voted **AYE**. Commissioner Murphy voted **Nay**.

September 18, 2025

Mr. Ben Requet
Director – Planning Department
City of Oxford
715 Molly Barr Road
Oxford, MS 38655

Dear Mr. Requet:

Please accept this letter as our request for an appeal of the Stoa Special Exception denied by the Planning Commission. We are respectfully requesting that our appeal be heard at the October 21, 2025 Mayor and Board of Aldermen meeting.

We believe that the basis for the merit of our appeal is centered on the unclear and inconsistent expectations related to our proposed project and the requested special exception for ground-floor residential. We have spent the past twelve months working closely with Oxford's Planning Department to solicit feedback and incorporate numerous recommended features that have created a comprehensive project that aligns more closely with the City's Urban Corridor zoning district. In that time the Planning Department has recommended approval on approximately ten projects requesting a special exception for ground floor residential. In each of those instances the Planning Commission has voted in favor of the special exception. While other projects are able to obtain the special exception without any commercial commitments, our project is being asked to obtain 100% commitments for the proposed commercial space. This request has been made in lieu of the Planning Department and Planning Commission acknowledging that there is no reasonable commercial commitment threshold set per the City code.

We believe, for the reasons stated above, that our case warrants an appeal to the Mayor and Board of Aldermen. We appreciate the consideration of our appeal and we look forward to the opportunity to discuss our project.

Sincerely,

Blake Brinson

**Case 3264**

To: Oxford Planning Commission
From: Benjamin Requet, AICP; Director of Planning
Date: September 8, 2025

Applicant: Stoa Group, LLC (Toby Easterly)
Owner: FNC Inc.
Request: [Special Exception](#) as provided in [Section 2.6.10 First Floor Residential](#)
Location: Highway 7 (PPIN #16774)
Zoning: (UCO) Urban Corridor District

Surrounding Zoning:

North: (UCO) Urban Corridor District
East: (SCO) Suburban Corridor District
West & South: (SR) Suburban Residential

Case History: Case #1936 – Site Plan Approval for FNC Headquarters – April 2015

Planning Comments: The subject property is located west of Highway 7 and south of Belk Boulevard, near the Rascals Service Station. It encompasses approximately 20 acres, remains undeveloped, and is zoned Urban Corridor District.

The applicant is requesting a Special Exception to permit first-floor residential units within the vertical mixed-use buildings of the development. As outlined in the application materials, this development proposes to deliver nearly 470,000 sq/ft of new inventory to Oxford, consisting of both horizontal and vertical mixed-use components. Horizontal mixed-use structures along Highway 7 would provide 78,400 sq/ft of stand-alone commercial space over 7.5 acres, supporting a range of potential retail, office, medical and hospitality tenants. The vertical mixed-use segment combines 17,100 sq/ft of ground-floor commercial space with 316 luxury apartments, the majority of which will be located on upper floors to maintain an active street-level retail presence. Amenities will be provided in the development including courtyards, a resort-style pool, grilling stations, firepits and a putting green.

Staff has met with the development team on several occasions throughout the planning process, and this proposal represents the most complete and well-considered iteration to date. In addition to the mixed-use multi-family components of the development, the applicant has committed to installing all

roadways and utility infrastructure within the development and will construct one stand-alone 6,000 sq/ft commercial building as part of the initial phase.

As previously stated, the proposal includes a combination of residential and commercial uses planned for both horizontal and vertical mixed-use buildings. In the multi-family vertical mixed-use component, the site plan identifies commercial uses / amenities such as a leasing office, a café and market, a fitness center, a gaming center, study suites, co-working facilities, and two areas of storage.

While approximately 78,000 sq/ft of the commercial space is indicated in the horizontal mixed-use component, Staff notes that much of this projected space depends on the inclusion of a multi-story hotel (approximately 40,000 sq/ft) and medical office building (approximately 24,000 sq/ft). At present, the developer has not provided letters of intent or other commitments for these anchor tenants. The hotel and the medical office building account for approximately 82% of the proposed commercial in this component.

Staff views this site as especially significant, as it is one of the limited areas within Oxford that carries the Urban Corridor zoning designation. Staff believes this zoning affords a prime opportunity to deliver a dense, walkable mix of office, restaurant, and retail uses, complemented by upper-floor residential components. However, without secured commitments for major commercial tenants, there remains a risk that the resulting development may be limited to commercial spaces ancillary to the apartments and the single stand-alone building proposed in Phase One, rather than realizing the broader vision for the Urban Corridor.

Per LDC 9.3.2.4 'The Planning Commission may make a finding that it is empowered under the section of this ordinance described in the application to grant the special exception and that granting the special exception will not adversely affect the public interest.' Additionally, per LDC 9.3.2.5 'When considering any special exception, the Planning Commission must determine whether a to approve a requested special exception, with any conditions and safe guards determined to be appropriate under this ordinance; or to deny the special exception when determined to be not in the public interest.'

Recommendation: While the applicant has presented attractive renderings and a compelling vision for the development, Staff retains concerns regarding the ultimate delivery of key commercial elements. The lack of secured tenants or concrete user commitments for major commercial spaces such as the hotel and medical office building, highlight uncertainties that the Commission should weigh in considering granting the Special Exception. Due to these factors, Staff recommends denial of the requested Special Exception.

Should the Commission make a finding to grant the Special Exception, Staff requests the following conditions of approval:

1. The Special Exception is for the plan as submitted.
2. The granting of the Special Exception shall not adversely affect the public interest.
3. The Special Exception shall expire within 18 months if a building permit is not issued.

“Explain how the proposed Special Exception would be in harmony with the character of the neighborhood and not detrimental to other property or persons in the neighborhood.”

The UCO zoning associated with this site encourages a mix of commercial and residential uses. Given the proximity of this site to Hwy 7, with its average daily traffic of 16,000 vehicles, and to the surrounding residential neighborhoods, we believe the site is a great location for a mixed-use development that allows commercial tenants to service the on-site residents as well as the broader community. Commercial space tends to follow rooftops and the built-in consumer base to the development from the residential units will be a driving force to the tenant mix and quality that will occupy the commercial square footage. In summary we believe the proposed mix of residential and commercial units fits the character of the surrounding neighborhood, while providing a new mixed-use destination for the broader community.

“Describe in detail the proposed special exception.”

The Heights at Oxford is a thoughtfully designed mixed-use development that will deliver nearly 470,000 square feet of commercial and residential inventory to Oxford. The development offers a healthy balance of vertical and horizontal mixed-uses which not only creates an urban-style center but allows for an appropriate phasing plan to optimize tenant mix and create exceptional quality. The development will be anchored by a two-way boulevard with parallel parking which will create a pedestrian friendly environment and allow for vehicular connectivity from Hwy 7 to Belk Blvd.

The horizontal mixed-use element of the project serves as the “front door” to the development and offers the closest proximity to Hwy 7. This component of the project consists of 78,400 square feet of stand-alone commercial space on 7.5 acres. These stand-alone structures allow for flexibility based on individual user requirements. All buildings will be required to front the boulevard to enhance the urban identity of the overall development. We envision a strong mix of tenant types to occupy this space which include but are not limited to retail, office, medical, and hospitality.

The vertical mixed-use element of the project offers 17,100 square feet of ground-floor commercial with 316 apartments. 60% of the ground floor square footage fronting the boulevard in the vertical mixed-use buildings will be commercial space. Only 20% of all residential units will be on the ground-floor with the remaining units on floors 2-4. The residential offering will be a mix of luxury Class A one, two, and three bedroom units. The units will come with granite countertops, stainless steel appliances, white shaker cabinets,

as well as washers and dryers. The residential tenants will have dedicated high quality amenity areas within the courtyards of their buildings such as a resort style pool, grilling area, putting green, life size chess, lounge cabanas, and fire pits. The commercial and residential tenants will be serviced by an on-site property management and maintenance staff. These team members will work full-time on property with a dedicated mission to providing unmatched hospitality.

We are respectfully requesting a special exception to allow for first-floor residential in the vertical mixed-use buildings. If we are granted the special exception, we have a methodical phasing plan that we believe will deliver a substantial amount of speculative commercial space to the market. The first phase of the development will include construction of all four residential buildings with the respective ground-floor commercial, one stand-alone commercial building, as well as all infrastructure and parking for the entire development. This phase would total 23,100 square feet of commercial and all 316 residential units. Through conversations with local real estate experts, the opinion has been that the volume of speculative commercial space that will be delivered across the five buildings will be a good test of the market's demand for commercial space. The remaining commercial space will be "pad ready," providing an easier path to construct future commercial space that can be tailored to fit specific users' requirements.

In total the development will offer 95,500 square feet of commercial and 370,000 square feet of residential space to Oxford. The total amount of commercial square footage across the entire development is equal to 99% of the total ground floor square footage of the residential buildings.



UNIT CALCULATIONS

UNIT TYPE:	1-BR	2-BR	3-BR	TOTAL
TOTAL	136 (43%)	148 (47%)	32 (10%)	316

PARKING CALCULATIONS

UNIT TYPE	RESIDENT	GUEST
1-BED	136 (1/UNIT)	43.33 (0.33/UNIT)
2-BED	296 (2/UNIT)	48.33 (0.33/UNIT)
3-BED	64 (2/UNIT)	32.00 (1/UNIT)
SUBTOTAL	496 SPACES	127 SPACES
COMMERCIAL	53,245 SF / 300/SF = 177 SPACES	
RETAIL	1 / BED = 84 SPACES	
HOTEL		
SUBTOTAL	237 SPACES	
SPACES REQUIRED:	884	
SPACES PROVIDED:	797	
ACCESSIBLE:	23	
COMPACT	74	
STANDARD	700	







































CO WORKING PLAZA





THE CITY OF
OXFORD

MEMORANDUM

To: Board of Aldermen
From: Mark Levy
CC: Hollis Green, Brad Freeman, Clay Brownlee
Date: October 21, 2025
Re: Request permission to advertise for bids for the renovation of the indoor practice facility at mTrade Park.

Staff is requesting permission to advertise for bids for the renovation of the indoor practice facility at mTrade Park. The original facility was constructed in 2012, and after more than a decade of continuous use, the building is in need of updates to better serve the needs of athletes, visitors, and staff.

The City has been working with Beard + Riser Architects to develop plans for several enhancements, including:

- A new primary entrance and retail store
- Improved batting cages
- Upgraded restrooms
- Expanded storage areas
- A new lounge area

These improvements are designed to modernize the facility, improve functionality, and enhance the overall user experience at mTrade Park.



THE CITY OF
OXFORD

MEMORANDUM

To: Board of Aldermen
From: Mark Levy
CC: Hollis Green, Micah Quinn
Date: October 21, 2025
Re: Consider proposal from Corbette Legge & Associates for professional lighting design at the Oxford Conference Center.

Enclosed is a lump sum proposal from Corbette/Legge electrical engineers to produce design and construction documents for a major lighting renovation at the Oxford Conference Center.

The project is included in the approved 2025-2026 FY budget. The proposed fee for the professional services is \$20,000.00.

Staff recommends approval of the professional services agreement.

Enclosed (1)

Proposal for Engineering Services Lighting Renovations for the Oxford Conference Center



CLA

Corbett Legge & Associates, PLLC
Mechanical & Electrical Engineers

10 October 2025

Ms. Micah Quinn
Oxford Conference Center
102 Ed Perry Blvd
Oxford, MS 38655

RE: Proposal for Engineering Services
Lighting Renovations
Oxford Conference Center

Dear Ms. Quinn:

We appreciate this opportunity to provide a proposal for electrical engineering services involving the renovation of lighting and lighting controls at the Oxford Conference Center as described herein.

We propose a lump sum fee of \$20,000 to provide electrical design for new lighting and lighting controls with a Base Bid and Add Alternate scope of work for purposes of bidding as noted below.

Base Bid:

New RGBW lighting and associated lighting controls for the event space and the auditorium.

Alternate:

New lighting for offices and back of house areas and refurbishment of exterior sconces.

The proposal includes preparation of Drawings and Specifications, review of submittals, and final inspection. The City of Oxford will be responsible for front end specifications, bidding, and construction administration including pay application review and site observation.

We will work with you to establish and maintain a project budget that includes contingencies for design, bidding, and price escalation. Additional alternates may need to be considered to provide flexibility to award a bid proposal.

If the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase is exceeded by the lowest bona fide bid, the Owner shall:

1. give written approval of an increase in the budget for the Cost of the Work;
2. authorize rebidding or renegotiating of the Project within a reasonable time;
3. in consultation with the Engineer, revise the Project program, scope, or quality as required to reduce the Cost of the Work; or,
4. implement any other mutually acceptable alternative.
5. terminate the project

If the Owner chooses to proceed with the project as revised by Item #4 above, the Engineer shall modify the Construction Documents as necessary to comply with the Owner's budget for the Cost of the Work at the conclusion of the Construction Documents Phase Services, or the budget as

adjusted by Items #1 above. If the Owner requires the Engineer to modify the Construction Documents because the lowest bona fide bid exceeds the Owner's budget for the Cost of the Work due to market conditions the Engineer could not reasonably anticipate, the Owner shall compensate the Engineer for the modifications as an Additional Service based upon the hourly rates attached; otherwise the Engineer's services for modifying the Construction Documents shall be without additional compensation. In any event, the Engineer's modification of the Construction Documents shall be the limit of the Engineer's responsibility.

In order to provide a complete evaluation and design, we will need access to as many Architectural and MEP drawings as are available. We have scanned in the documents provided to us thus far.

This MEP fee assumes that we will be provided access to the Oxford Conference Center as required for our investigation. It is our understanding that we will be able to document existing conditions (written and digital pictures).

If our scope of services is changed by the owner (in writing), we will bill you hourly for these services at our 2025 rate schedule. A copy of our 2025 rates for key personnel is included as Attachment 1.

The document printing, postage and parcel delivery charges for this project shall be treated as a reimbursable expense and will be billed at cost. We will not bill you for those documents used by us for in-house coordination.

This proposal letter and attachments represent the entire understanding between you and us in respect to the project and may only be modified in writing, signed by both of us.

We appreciate the opportunity to provide you with this proposal. If this agreement is acceptable for the project, please sign one copy of this letter and return it to us.

Sincerely,



Keith Bryant, PE
Engineer: Corbett Legge and Associates, PLLC

10 October 2025

Date

Encl. **(copy of fee letter for client to sign and return)**

ACCEPTED:

Agent - (Firm Name)

Date



MEMORANDUM

To: Robyn Tannehill, Mayor, & Board of Aldermen

From: John Crawley, P.E., City Engineer

CC: Hollis Green, COO, Rob Neely, P.E., General Manager, Oxford Utilities

Date: October 21, 2025

Re: Request Permission to Advertise, Anderson Road Piping Segment

Engineering requests permission to advertise for bids for the Anderson Road piping segment project from the Anderson Wastewater Treatment Plant to the proposed tank site. This project intends to install a new 18-inch water main from Pat Patterson Parkway west to the Anderson Road elevated tank site that was recently purchased by the City of Oxford near its intersection with Heritage Drive.



MEMORANDUM

To: Robyn Tannehill, Mayor, & Board of Aldermen

From: John Crawley, P.E., City Engineer

CC: Hollis Green, COO / Rob Neely, P.E., General Manager, Oxford Utilities

Date: October 21, 2025

Re: Request Permission to Terminate Contract, Cleveland Construction for Contract B – Anderson Road Water Treatment Plant Upgrades

Engineering requests permission to terminate the contract agreement for the above-captioned project.

Due to recent test results for PFAS from a supply well in the area, this project needs to be terminated.



MEMORANDUM

To: Robyn Tannehill, Mayor, & Board of Aldermen

From: John Crawley, P.E., City Engineer

CC: Hollis Green, COO / Rob Neely, P.E., General Manager, Oxford Utilities

Date: October 21, 2025

Re: Request Permission to Extend the Stop-Work Order for Contract A – Anderson Road Production Wells No. 3 and No. 4

Engineering requests permission to extend the stop-work order for the above-captioned project to November 4th, 2025.

On September 10th, 2025, the Board of Aldermen authorized the Engineering Department to issue a stop-work order for the project until October 22nd, 2025. This was to allow for PFAS sampling to be done on existing wells within the project area. After this was completed, the sample results indicated elevated levels of PFAS in one of the wells. The Engineering Department, as well as Oxford Utilities, is currently working on an alternate plan to dig the proposed wells at mTrade Park. However, results from sampling of the aquifer in that area are not expected back until the week of October 27th, 2025.

Engineering is requesting to extend the stop work order to the first regular Board of Aldermen meeting on November 4th, 2025, at which time a final decision to move forward or terminate this contract would be made.



MEMORANDUM

To: Robyn Tannehill, Mayor, & Board of Aldermen

From: John Crawley, P.E., City Engineer

CC: Hollis Green, COO / Rob Neely, P.E., General Manager, Oxford Utilities

Date: October 21, 2025

Re: First Reading of Proposed Changes to Article IV, Sections 114-39, 118 & 119, Code of Ordinances

Engineering and Oxford Utilities request that the above-captioned portions of the Code of Ordinances be modified pursuant to the changes reflected in the attached documents.

These changes are in relation to the procedures and policies that are necessary to connect to city water and sewer facilities, and include a proposed "Schedule of Fees" that would be adopted by the Board of Aldermen, annually, and therefore would replace the current fee structure last modified in 2010.

Sec. 114-39. Water connection fees.

- (a) *Inside city limits.* Tap Fees and Connection Fees shall be paid by the applicant for water service from the city for connection of his premises to the city water system based on the City of Oxford Water and Sewer Schedule of Fees (available upon request from Oxford Utilities):

Size of Connection	Fee
¾ inch	\$ 300.00
1 inch	550.00
1½ inch	650.00
2 inch	850.00
3 inch	2,900.00
4 inch (tap only)	1,500.00
4 inch (with meter)	4,500.00
6 inch (tap only)	2,000.00
6 inch (with meter)	6,125.00
8 inch (tap only)	3,000.00
10 inch (tap only)	3,500.00
12 inch (tap only)	4,000.00

Connections shall be made based on Ord. No. 114-119, Extension of Facilities for Development. All other connections shall be made for the actual cost of labor, material, transportation and overhead, but not less than \$4,000.00.

- (b) *Outside city limits.* Tap Fees and Connection Fees shall be paid by the applicant for water service from the city for connection of his premises to the city water system based on the City of Oxford Water and Sewer Schedule of Fees (available upon request from Oxford Utilities):

Size of Connection	Fee
¾ inch	\$ 600.00
1 inch	1,100.00
1½ inch	1,300.00
2 inch	1,500.00
3 inch	3,300.00
4 inch (tap only)	1,700.00
4 inch (with meter)	4,700.00
6 inch (tap only)	2,200.00
6 inch (with meter)	6,325.00
8 inch (tap only)	3,200.00
10 inch (tap only)	3,700.00
12 inch (tap only)	4,200.00

Connections shall be made based on Ord. No. 114-119, Extension of Facilities for Development. All other connections shall be made for the actual cost of labor, material, transportation and overhead, but not less than \$4,000.00.

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(Code 1968, § 31-20; Ord. No. 1970-7, § 1, 8-18-1970; Ord. No. 1974-7, § 1 10-1-1974; Ord. No. 1981-20, § 1, 9-1-1981; Ord. No. 1984-5, § 2, 6-5-1984; Ord. No. 1994-11, § 1, 9-6-1994; Ord. No. 1999-13, § 1, 11-2-1999; Ord. No. 2003-8, § 1, 6-17-2003; Ord. No. 2005-20, § 1, 10-18-2005; Ord. No. 2010-16, § 3, 12-21-2010)

Sec. 114-40. Sewer connection fee.

- (a) *Inside city limits:* A fee of \$400.00 for each dwelling unit shall be paid by the applicant for sewer service from the city for the connection of his premises with the city's sanitary sewer system. Fees shall be based on the City of Oxford Water and Sewer Schedule of Fees (available upon request from Oxford Utilities).

~~In the event a new manhole or any other than normal operating procedure is required, as determined by the city engineer, to connect any applicant's premises into the city's sewer system, all work including direct cost of labor and materials to install the connection fee shall be the total direct cost of labor and materials to install such manhole or undertake such other procedure, shall be the sole responsibility of the owner / developer in accordance with Sec. 114-119. as determined by the city engineer. Fees shall be based on the City of Oxford Water and Sewer Schedule of Fees (available upon request from Oxford Utilities).~~

- (b) *Outside city limits:* A fee of \$400.00 for each dwelling unit shall be paid by the applicant for sewer service from the city for the connection of his premises with the city's sanitary sewer system. Fees shall be based on the City of Oxford Water and Sewer Schedule of Fees (available upon request from Oxford Utilities). ~~the event a new manhole or any other than normal operating procedure is required, as determined by the city engineer, to connect any applicant's premises into the city's sewer system, all work including direct cost of labor and materials to install such manhole or undertake such other procedure, shall be the sole responsibility of the owner / developer in accordance with Sec. 114-119. A fee of \$800.00 for each dwelling unit shall be paid by the applicant for sewer service from the city for the connection of his premises with the city's sanitary sewer system, regardless of the distance of the premises from the city limits. In the event a new manhole or any other than normal operating procedure is required, as determined by the city engineer, to connect any applicant's premises into the city's sewer system the connection fee shall be the total direct cost of labor and materials to install such manhole or undertake such other procedure, as determined by the city engineer. Fees shall be based on the City of Oxford Water and Sewer Schedule of Fees (available upon request from Oxford Utilities).~~

(Code 1968, § 31-21; Ord. No. 1970-7, § 2, 8-18-1970; Ord. No. 1974-7, § 2, 10-1-1974; Ord. No. 1981-20, § 2, 9-1-1981; Ord. No. 1984-5, § 3, 6-5-1984; Ord. No. 1999-13, § 2, 11-2-1999; Ord. No. 2005-21, § 1, 10-18-2005; Ord. No. 2008-5, § X, 5-20-2008; Ord. No. 2010-16, § 4, 12-21-2010)

Sec. 114-41. Water rates.

- (a) *Inside city limits.* Inside the city limits the monthly water rate shall be \$3.55 per 1,000 gallons over 2,000 gallons. The minimum charge shall be \$7.10 per month per occupied residential unit connected to the meter, unless otherwise provided for by this Code. The minimum charge for business, commercial or industrial units shall be \$7.10 per month for each meter.
- (b) *Outside city limits.* Consumers residing outside the city limits using water furnished by the city shall pay the monthly rate of \$4.87 per 1,000 gallons over 2,000 gallons. The minimum charge shall be \$9.74 per month.
- (c) *Non-metered customers.* For customers on a water system which is either (1) not metered or (2) metered but which meter readings are not accessible to the city, a flat rate of \$24.30 per month shall be charged for water. The city may install meters and charge these customers metered rates when feasible.
- (d) *Bell Utilities service areas.* In addition to the rates above, water system customers lying outside the city limits, but within the areas described in and which were held by Bell Utilities of Mississippi, LLC's MPSC-

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Lafayette County Certificates of Public Convenience and Necessity, shall be charged one additional monthly fee per water utility bill as follows: water customers with monthly water usage metered at under 3,000 gallons shall be charged a \$4.00 monthly fee. Water customers with a monthly water usage metered at 3,000 gallons and above shall be charged a \$6.00 monthly fee. Non-metered customers shall be charged a \$6.00 monthly fee. The charge reflects the costs of maintenance, including replacement of the water works and retirement of existing debt related to the systems.

- (e) *Punkin Water Association service areas.* In addition to the rates above, water system customers lying within the areas described in and which were held by Punkin Water Association-Lafayette County Certificates of Public Convenience and Necessity, shall be charged a monthly fee of \$12.25.
- (f) *Annual review.* The city will annually review all water rates as part of the yearly budget process.

(Code 1968, § 31-22; Ord. No. 1970-7, § 3, 8-18-1970; Ord. No. 1974-7, § 3, 10-1-1974; Ord. No. 1980-14, § 1, 9-15-1980; Ord. No. 1981-20, § 3, 9-1-1981; Ord. No. 1986-6, § 1, 5-8-1986; Ord. No. 1989-16, § 1, 9-5-1989; Ord. No. 1990-8, § 1, 8-10-1990; Ord. No. 1997-10, § 1, 9-2-1997; Ord. No. 2005-18, § 1, 10-18-2005; Ord. No. 2006-5, § 1, 5-2-2006; Ord. No. 2010-9, § 1, 9-21-2010; Ord. No. 2010-15, § 1, 12-21-2010; Ord. No. 2013-21, § 1, 12-17-2013; Ord. No. 2024-4, § II, 3-19-2024)

Editor's note(s)—Ord. No. 2024-4, § II, adopted March 19, 2024, shall take effect for areas inside the city and up to one mile outside the city as soon as such ordinance would ordinarily be effective pursuant to State law, and shall not be delayed by awaiting PSC approval for areas more than one mile outside the city. The City of Oxford hereby gives notice of its intent to petition the Mississippi Public Service Commission for approval of the increase in the water rates for customers who are located more than one mile outside the city limits, and this ordinance shall take effect for these areas as provided by law.

Sec. 114-42. Water rate billing.

- (a) All water rates are subject to applicable state sales tax.
- (b) Where one or more occupancy or business or any combination thereof is connected to one water meter, billing must be accepted by the owner of the property.

(Code 1968, § 31-23; Ord. No. 1970-7, § 4, 8-18-1970; Ord. No. 1974-7, § 4, 10-1-1974)

Sec. 114-43. User charge.

- (a) *All users pay user charges.* The user charge shall be the charge levied on all users including, but not limited to, persons, firms, corporations or governmental entities that discharge, cause or permit the discharge of sewage into the public sewage works.
- (b) *Cost of operation and maintenance.* The user charge shall reflect the costs of operation and maintenance (including replacement) of the public sewage works, retirement of existing debt included herein, and repayment of any state revolving fund loans. In addition, each user shall be notified at least annually of the rate and portion of the user charges or ad valorem taxes attributable to operation, maintenance and simple replacement of the treatment system.
- (c) *Proportionate share of costs.* Each user shall pay its proportionate share of operation and maintenance (including replacement) costs based on volume flow.
- (d) *Review of user charges.*

-
- (1) The mayor and board of aldermen shall review not less often than every two years the sewage contributions of users, the total costs of operation and maintenance (including replacement) of the sewage works, and the user charge system.
 - (2) The mayor and board of aldermen shall revise the user charge, if necessary, to accomplish the following:
 - a. Maintain the proportionate distribution of operation and maintenance cost among users as provided herein.
 - b. Generate sufficient revenue to pay the total operation and maintenance costs necessary for the proper operation and maintenance (including replacement) of the sewage works, retirement of existing debt included herein, and repayment of any state revolving fund loans.

(Code 1968, § 31-23.1; Ord. No. 1991-4, § 1, 4-16-1991; Ord. No. 1991-7, § 1, 6-4-1991)

Sec. 114-44. Sewer rates.

- (a) *Inside city limits.* Inside the city limits, the monthly volumetric charge for sanitary sewer service shall be \$4.72 per 1,000 gallons over 2,000 gallons. The minimum monthly charge shall be \$9.44.
- (b) *Outside city limits.* Outside the city limits, the monthly volumetric charge for sanitary sewer service shall be \$5.47 per 1,000 gallons over 2,000. The minimum monthly charge shall be \$10.94.
- (c) *Non-metered customers.* For customers on a sewer system which is either (1) not metered or (2) metered but which meter readings are not accessible to the city, a flat rate of \$27.35 per month shall be charged for sewer. The city may install meters and charge these customers metered rates when feasible.
- (d) *Bell Utilities service areas.* In addition to the rates above, sewer customers lying outside the city limits, but within the areas described in and which were held by Bell Utilities of Mississippi, LLC's MPSC-Lafayette County Certificates of Public Convenience and Necessity, shall be charged one additional \$6.00 fee monthly per sewer utility bill. The charge reflects the costs of maintenance, including replacement of the sewer works and retirement of existing debt related to the systems.
- (e) *Review of sewer rates.* The city will annually review sewer rates as part of the yearly budget process.

(Code 1968, § 31-24; Ord. No. 1977-3, § 1, 2-1-1977; Ord. No. 1980-14, § 1, 9-15-1980; Ord. No. 1981-20, § 4, 9-1-1981; Ord. No. 1989-16, § 1, 9-5-1989; Ord. No. 1990-8, § 2, 8-10-1990; Ord. No. 1992-4, § 1, 5-5-1992; Ord. No. 1997-10, § 2, 9-2-1997; Ord. No. 2002-10, § 1, 9-17-2002; Ord. No. 2005-19, § 1, 10-18-2005; Ord. No. 2006-5, § 2, 5-2-2006; Ord. No. 2010-9, § 2, 9-21-2010; Ord. No. 2010-15, § 2, 12-21-2010; Ord. No. 2013-21, § 2, 12-17-2013)

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(Supp. No. 34)

Sec. 114-39. Water connection fees.

- (a) *Inside city limits.* Tap Fees and Connection Fees shall be paid by the applicant for connection to the city water system based on the City of Oxford Water and Sewer Schedule of Fees (available upon request from Oxford Utilities):

Connections shall be made based on Ord. No. 114-119, Extension of Facilities for Development.

- (b) *Outside city limits.* Tap Fees and Connection Fees shall be paid by the applicant for connection to the city water system based on the City of Oxford Water and Sewer Schedule of Fees (available upon request from Oxford Utilities):

Connections shall be made based on Ord. No. 114-119, Extension of Facilities for Development.

(Code 1968, § 31-20; Ord. No. 1970-7, § 1, 8-18-1970; Ord. No. 1974-7, § 1 10-1-1974; Ord. No. 1981-20, § 1, 9-1-1981; Ord. No. 1984-5, § 2, 6-5-1984; Ord. No. 1994-11, § 1, 9-6-1994; Ord. No. 1999-13, § 1, 11-2-1999; Ord. No. 2003-8, § 1, 6-17-2003; Ord. No. 2005-20, § 1, 10-18-2005; Ord. No. 2010-16, § 3, 12-21-2010)

Sec. 114-40. Sewer connection fee.

- (a) *Inside city limits:* A fee for each dwelling unit shall be paid by the applicant for sewer service from the city for the connection of his premises with the city's sanitary sewer system. Fees shall be based on the City of Oxford Water and Sewer Schedule of Fees (available upon request from Oxford Utilities).

~~In the event a new manhole or any other than normal operating procedure is required, as determined by the city engineer, to connect any applicant's premises into the city's sewer system, all work including direct cost of labor and materials to install the connection fee shall be the total direct cost of labor and materials to install such manhole or undertake such other procedure, shall be the sole responsibility of the owner / developer in accordance with Sec. 114-119, as determined by the city engineer. Fees shall be based on the City of Oxford Water and Sewer Schedule of Fees (available upon request from Oxford Utilities).~~

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- (b) *Outside city limits:* A fee for each dwelling unit shall be paid by the applicant for sewer service from the city for the connection of his premises with the city's sanitary sewer system. Fees shall be based on the City of Oxford Water and Sewer Schedule of Fees (available upon request from Oxford Utilities). ~~the event a new manhole or any other than normal operating procedure is required, as determined by the city engineer, to connect any applicant's premises into the city's sewer system, all work including direct cost of labor and materials to install such manhole or undertake such other procedure, shall be the sole responsibility of the owner / developer in accordance with Sec. 114-119. A fee of \$800.00 for each dwelling unit shall be paid by the applicant for sewer service from the city for the connection of his premises with the city's sanitary sewer system, regardless of the distance of the premises from the city limits. In the event a new manhole or any other than normal operating procedure is required, as determined by the city engineer, to connect any applicant's premises into the city's sewer system the connection fee shall be the total direct cost of labor and materials to install such manhole or undertake such other procedure, as determined by the city engineer. Fees shall be based on the City of Oxford Water and Sewer Schedule of Fees (available upon request from Oxford Utilities).~~

(Code 1968, § 31-21; Ord. No. 1970-7, § 2, 8-18-1970; Ord. No. 1974-7, § 2, 10-1-1974; Ord. No. 1981-20, § 2, 9-1-1981; Ord. No. 1984-5, § 3, 6-5-1984; Ord. No. 1999-13, § 2, 11-2-1999; Ord. No. 2005-21, § 1, 10-18-2005; Ord. No. 2008-5, § X, 5-20-2008; Ord. No. 2010-16, § 4, 12-21-2010)

Sec. 114-41. Water rates.

- (a) *Inside city limits.* Inside the city limits the monthly water rate shall be \$3.55 per 1,000 gallons over 2,000 gallons. The minimum charge shall be \$7.10 per month per occupied residential unit connected to the meter, unless otherwise provided for by this Code. The minimum charge for business, commercial or industrial units shall be \$7.10 per month for each meter.
- (b) *Outside city limits.* Consumers residing outside the city limits using water furnished by the city shall pay the monthly rate of \$4.87 per 1,000 gallons over 2,000 gallons. The minimum charge s hall be \$9.74 per month.
- (c) *Non-metered customers.* For customers on a water system which is either (1) not metered or (2) metered but which meter readings are not accessible to the city, a flat rate of \$24.30 per month shall be charged for water. The city may install meters and charge these customers metered rates when feasible.
- (d) *Bell Utilities service areas.* In addition to the rates above, water system customers lying outside the city limits, but within the areas described in and which were held by Bell Utilities of Mississippi, LLC's MPSC-Lafayette County Certificates of Public Convenience and Necessity, shall be charged one additional monthly fee per water utility bill as follows: water customers with monthly water usage metered at under 3,000 gallons shall be charged a \$4.00 monthly fee. Water customers with a monthly water usage metered at 3,000 gallons and above shall be charged a \$6.00 monthly fee. Non-metered customers shall be charged a \$6.00 monthly fee. The charge reflects the costs of maintenance, including replacement of the water works and retirement of existing debt related to the systems.
- (e) *Punkin Water Association service areas.* In addition to the rates above, water system customers lying within the areas described in and which were held by Punkin Water Association-Lafayette County Certificates of Public Convenience and Necessity, shall be charged a monthly fee of \$12.25.
- (f) *Annual review.* The city will annually review all water rates as part of the yearly budget process.

(Code 1968, § 31-22; Ord. No. 1970-7, § 3, 8-18-1970; Ord. No. 1974-7, § 3, 10-1-1974; Ord. No. 1980-14, § 1, 9-15-1980; Ord. No. 1981-20, § 3, 9-1-1981; Ord. No. 1986-6, § 1, 5-8-1986; Ord. No. 1989-16, § 1, 9-5-1989; Ord. No. 1990-8, § 1, 8-10-1990; Ord. No. 1997-10, § 1, 9-2-1997; Ord. No. 2005-18, § I, 10-18-2005; Ord. No. 2006-5, § 1, 5-2-2006; Ord. No. 2010-9, § 1, 9-21-2010; Ord. No. 2010-15, § 1, 12-21-2010; Ord. No. 2013-21, § 1, 12-17-2013; Ord. No. 2024-4, § II, 3-19-2024)

Editor's note(s)—Ord. No. 2024-4, § II, adopted March 19, 2024, shall take effect for areas inside the city and up to one mile outside the city as soon as such ordinance would ordinarily be effective pursuant to State law, and shall not be delayed by awaiting PSC approval for areas more than one mile outside the city. The City of Oxford hereby gives notice of its intent to petition the Mississippi Public Service Commission for approval of the increase in the water rates for customers who are located more than one mile outside the city limits, and this ordinance shall take effect for these areas as provided by law.

Sec. 114-42. Water rate billing.

- (a) All water rates are subject to applicable state sales tax.
- (b) Where one or more occupancy or business or any combination thereof is connected to one water meter, billing must be accepted by the owner of the property.

(Code 1968, § 31-23; Ord. No. 1970-7, § 4, 8-18-1970; Ord. No. 1974-7, § 4, 10-1-1974)

Sec. 114-43. User charge.

- (a) *All users pay user charges.* The user charge shall be the charge levied on all users including, but not limited to, persons, firms, corporations or governmental entities that discharge, cause or permit the discharge of sewage into the public sewage works.
- (b) *Cost of operation and maintenance.* The user charge shall reflect the costs of operation and maintenance (including replacement) of the public sewage works, retirement of existing debt included herein, and repayment of any state revolving fund loans. In addition, each user shall be notified at least annually of the rate and portion of the user charges or ad valorem taxes attributable to operation, maintenance and simple replacement of the treatment system.
- (c) *Proportionate share of costs.* Each user shall pay its proportionate share of operation and maintenance (including replacement) costs based on volume flow.
- (d) *Review of user charges.*
 - (1) The mayor and board of aldermen shall review not less often than every two years the sewage contributions of users, the total costs of operation and maintenance (including replacement) of the sewage works, and the user charge system.
 - (2) The mayor and board of aldermen shall revise the user charge, if necessary, to accomplish the following:
 - a. Maintain the proportionate distribution of operation and maintenance cost among users as provided herein.
 - b. Generate sufficient revenue to pay the total operation and maintenance costs necessary for the proper operation and maintenance (including replacement) of the sewage works, retirement of existing debt included herein, and repayment of any state revolving fund loans.

(Code 1968, § 31-23.1; Ord. No. 1991-4, § 1, 4-16-1991; Ord. No. 1991-7, § 1, 6-4-1991)

Sec. 114-44. Sewer rates.

- (a) *Inside city limits.* Inside the city limits, the monthly volumetric charge for sanitary sewer service shall be \$4.72 per 1,000 gallons over 2,000 gallons. The minimum monthly charge shall be \$9.44.
- (b) *Outside city limits.* Outside the city limits, the monthly volumetric charge for sanitary sewer service shall be \$5.47 per 1,000 gallons over 2,000. The minimum monthly charge shall be \$10.94.
- (c) *Non-metered customers.* For customers on a sewer system which is either (1) not metered or (2) metered but which meter readings are not accessible to the city, a flat rate of \$27.35 per month shall be charged for sewer. The city may install meters and charge these customers metered rates when feasible.
- (d) *Bell Utilities service areas.* In addition to the rates above, sewer customers lying outside the city limits, but within the areas described in and which were held by Bell Utilities of Mississippi, LLC's MPSC-Lafayette County Certificates of Public Convenience and Necessity, shall be charged one additional \$6.00 fee monthly per sewer utility bill. The charge reflects the costs of maintenance, including replacement of the sewer works and retirement of existing debt related to the systems.
- (e) *Review of sewer rates.* The city will annually review sewer rates as part of the yearly budget process.

(Code 1968, § 31-24; Ord. No. 1977-3, § 1, 2-1-1977; Ord. No. 1980-14, § 1, 9-15-1980; Ord. No. 1981-20, § 4, 9-1-1981; Ord. No. 1989-16, § 1, 9-5-1989; Ord. No. 1990-8, § 2, 8-10-1990; Ord. No. 1992-4, § 1, 5-5-1992; Ord. No.

1997-10, § 2, 9-2-1997; Ord. No. 2002-10, § 1, 9-17-2002; Ord. No. 2005-19, § I, 10-18-2005; Ord. No. 2006-5, § 2, 5-2-2006; Ord. No. 2010-9, § 2, 9-21-2010; Ord. No. 2010-15, § 2, 12-21-2010; Ord. No. 2013-21, § 2, 12-17-2013)

- **Sec. 114-118. - Priorities and definitions.**

(a) Priority for water and/or sewer facilities shall be given to all areas within the city which are presently developed with residences, businesses, industries, or other buildings, but which are without such facilities. Extension of water and/or sewer facilities shall be done as soon as is economically feasible; ~~provided that the proposed extension meets the feasibility provisions as outlined herein.~~

(b) For purposes of this article, the term "development" means ~~existing or~~ proposed developments. The term "facilities" means water and/or sewer facilities.

(Code 1968, § 31-60; Ord. No. 1981-27, § 2, 11-3-1981)

- **Sec. 114-119. - Feasibility and related provisions.**

Extension of facilities to any development, ~~whether existing or proposed~~, shall be in accordance with the following requirements:

(1) ~~The city engineer shall make a determination of the estimated cost of extending such facilities to the property to be served.~~

~~(2) The facilities shall be extended only to the property line of the property to be served, unless the city engineer shall determine that such other location upon said property shall be in the best interest of the city.~~

(3) ~~The estimated cost of such facilities shall include only the cost of materials, labor, and easements required to extend such facilities to provide the minimum service necessary to serve such development.~~

(4) ~~A determination of economic feasibility shall be made by the city using the following procedure:~~

a. ~~The number of new customers shall be determined by the number of new dwellings to be constructed, new lots created, or new buildings to be built as a result of the development.~~

b. ~~The annual water consumption of each new customer shall be projected by comparison of the development to existing similar customers, or using the total consumptions for the past 12 months in cases involving existing developments.~~

c. ~~The annual revenue to be collected by the city shall be determined by multiplying the projected annual consumption of each customer by the current rate for water and/or sewer service.~~

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d. The projected gross annual revenue shall be determined by multiplying the number of new customers by the projected annual revenue from each customer.

e. The projected total return to the city shall be determined by multiplying the gross annual revenue by five years.

f. The amount of total return to the city during the five-year period shall be compared to the estimated cost of extending such facilities. In the event the five-year return to the city equals or exceeds the estimated cost of extending such facilities, the extension shall be deemed to be economically feasible. In the event the five-year return to the city is projected to be less than the cost of such extension, the extension shall be deemed not to be economically feasible.

(5) In the event extension of facilities to a development is determined not to be economically feasible, such extension shall be determined to be economically feasible if the developer or owner of the development pays to the city, in cash, a sum equal to the difference between the total return to the city and the cost of such facilities, or constructs a portion of the facility equal to the difference, at no cost to the city. Said portion shall be as determined by the city engineer.

(6) The city, at its option, and upon the recommendation of the city engineer, may declare that such facilities to be extended have a capacity larger than that required to serve only the development. In this event, only the cost of the minimum facilities necessary to serve the development shall be calculated to be the total cost for comparison to the total return to the city, and the excess cost of the larger facility shall be born by the city.

(7) Any extension of facilities estimated to cost in excess of \$2,000.00 may be commenced by the city only after receipt and approval by the city engineer at his option as to the amount and method of a bond, cash, or other surety equal to the estimated cost of the facilities, guaranteeing to the city that the development will be undertaken by the developer within 12 months from the date of such approval by the city engineer of such bond, cash, or other surety. In the event such development is not undertaken within 12 months after such date, the bond, cash, or other surety shall be forfeited to the city.

(8) In the event easements must be obtained from property owners not a part of the development, but whose land the extended facilities must cross to reach the development, then, in such event, the cost of obtaining easements shall be included in the total estimated cost of the project for comparison to the total return to the city. Said easements shall be obtained by the city by negotiation with the property owner, and if necessary, by condemnation; provided, however, that in the event easements must be obtained by the city, the developer or owner of the development shall provide the city with an appropriate bond, cash, or other form of surety, the method

to be determined and approved by the city engineer, that the proposed project will be constructed. Said bond, cash, or other surety, as determined by the city engineer, shall be provided to the city prior to the city's participation in obtaining the necessary easements and shall be equal to the estimated cost of obtaining such easements by negotiation, the cost to be determined by the city engineer. In the event condemnation is required to obtain such easements, the amount of the bond, cash, or other surety shall be increased to equal the estimated cost of obtaining the easements through condemnation, the cost to be determined by the city engineer. In the event such easements are obtained by the city, and the developer of the proposed project fails to commence construction of the project within 12 months from the date such easements are obtained, then, in that event, such bond, cash, or other form of surety shall be forfeited to the city.

(9) In the event any of the facilities to be installed shall be placed upon land under the control of the developer or owner of the development, said developer or owner shall, at no cost to the city, provide such necessary easements to the city as may be deemed necessary by the city engineer.

(10) The use of sewage lift stations shall be avoided whenever possible. The city engineer shall determine the most feasible method of providing water and/or sewer facilities to the developer, and may, in certain instances, require that additional gravity-flow sewer lines be installed in lieu of sewage lift stations.

(11) The city reserves the right to reject any proposed extension of water and/or sewer facilities in the event the city determines that funds are not available. The city further reserves the right to extend any water and/or sewer facility at any time deemed necessary by the mayor and board of aldermen notwithstanding the provisions of this article.

(Code 1968, § 31-61; Ord. No. 1981-27, § 3, 11-3-1981; Ord. No. 1994-11, § 2, 9-6-1994)

Sec. 114-118. - Priorities and definitions.

- (a) Priority for water and/or sewer facilities shall be given to all areas within the city which are presently developed with residences, businesses, industries, or other buildings, but which are without such facilities. Extension of water and/or sewer facilities shall be done as soon as is economically feasible;
- (b) For purposes of this article, the term "development" means proposed developments. The term "facilities" means water and/or sewer facilities.

Sec. 114-119. – Extension of Facilities for Development

Extension of facilities to any development shall be in accordance with the following requirements:

1. Extension of facilities for new developments shall be the sole expense and responsibility of the owner / developer, unless otherwise specified herein
2. All plans for new extensions or connections for facilities shall be reviewed and approved by the office of the City Engineer prior to the commencement of any work
3. Any and all work associated with extending facility infrastructure shall be inspected and tested by personnel from either city engineer's office or the water division. No facilities will be accepted as public infrastructure until the City Engineer's office approves all work.
4. Individual meter connections to residential or commercial lots or units as part of a facilities extension are the sole responsibility of the owner / developer. City forces will set meters as needed per the approved "Schedule of Fees". Connections shall be made in accordance with the typical service connection detail provided by the city.
5. Individual meter connections to existing residential or commercial lots or units up to 2" shall be made by city forces in accordance with the approved "Schedule of Fees".
6. Private developments requiring master metered connections to city facilities shall be in accordance with the following:
 - a. Installation of the meter vault, meter and bypass piping shall be the sole responsibility of the owner / developer. All of the work will be inspected and tested by personnel from either city engineer's office or the water division. No facilities will be accepted as public infrastructure until the City Engineer's office approves all work.
 - b. The owner / developer shall be required to perform all work necessary to connect the master meter to existing city infrastructure with the exception of the wet tap. The wet tap will be made by city forces after the owner / developer has paid the appropriate fee in accordance with the approved "Schedule of Fees".

SCHEDULE OF CONNECTION FEES
OXFORD UTILITIES - WATER & SEWER DIVISION
2025-2026

Schedule of Fees - Water (2" and less)			
Meter Size	Meter Fee	Tap Fee	Road Cut
3/4"	\$ 400	\$ 300	\$ 1,600
1"	\$ 600	\$ 300	\$ 1,670
1 1/2"	\$ 800	\$ 300	\$ 1,750
2"	\$ 1,100	\$ 300	\$ 1,200

Schedule of Fees - Water Tap (>2")					
Service Line Diameter	Main Line Diameter				
	4"	6"	8"	10"	12"
4"	\$ 1,300	\$ 1,500	\$ 1,600	\$ 1,800	\$ 2,000
6"	X	\$ 1,500	\$ 1,700	\$ 1,900	\$ 2,200
8"	X	X	\$ 2,500	\$ 2,600	\$ 3,000
10"	X	X	X	\$ 3,600	\$ 4,000
12"	X	X	X	X	\$ 4,500

Schedule of Fees - Sewer (Per Connection)		
Size	Tap Fee	Tap Fee w/ road cut
4"	\$ 400	\$ 1,100
6"	\$ 600	\$ 1,300