



Industrial Development Board
Regular Meeting Agenda
Thursday, October 28, 2021, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 - 1. September 23, 2021
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
 - 1. Discussion and possible action on TIF Draw Request for Lakeland Commons
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

**INDUSTRIAL DEVELOPMENT BOARD
MEETING MINUTES
THURSDAY, SEPTEMBER 23, 2021, 5:30 PM
CITY HALL, LAKE LAND, TN.**

- I. **CALL TO ORDER:** The meeting was called to order by Chairman Joseph Laster at 6:07 p.m.

II. **ROLL CALL BY RECORDER:**

Keith Acton	Present
Shaun Brannen	Present
Jeremy Burnett	Present
Angie Grooms	Present
Adam Henry	Present
Alan Johnson	Present
(C) Joseph Laster	Present

Others present:

Shane Horn, City Manager

Al Bright, Jr., Attorney (*IDB Counselor/Advisor*)

For the record: Present in the audience were the following:

Commissioner Richard Gonzales

Commissioner Wesley Wright

III. **APPROVAL OF MINUTES OF PREVIOUS MEETING:**

Mr. Henry moved to approve the previous meeting minutes of August 26, 2021, as written, seconded by Mr. Johnson.

Motion passed unanimously, voice vote, 7 in favor 0 against.

IV. **PUBLIC DISCUSSION:** *None*

V. **REPORTS OF OFFICERS AND COMMITTEES:** N/A

VI. **OLD BUSINESS:** *None*

VII. **NEW BUSINESS:**

1. **Discussion and possible action on TIF Draw Request for Lakeland Commons.**

Mr. Burnett moved to bring this item to the floor, seconded by Mr. Henry.

For the record:

- Attorney Al Bright Jr. addressed the board.

Discussion ensued.

After the discussion, when the question was called the resolution passed unanimously, as presented, voice vote, 7 in favor 0 against.
(*See Resolution 2021/09-01 on file*)

INDUSTRIAL DEVELOPMENT BOARD
MEETING MINUTES
THURSDAY, SEPTEMBER 23, 2021, 5:30 PM
CITY HALL, LAKE LAND, TN.

DRAFT

2. Discussion and possible action on TIF process for North Quadrant of Exit 20.

Mr. Burnett moved to bring this item to the floor, seconded by Mrs. Grooms.

For the record comments were heard from the following:

- Al Bright Jr., Attorney (IDB Counselor)
- Dexter Muller, Economic Development Consultant (*virtual*)

Discussion ensued.

Mr. Acton moved to end the discussion, seconded by Mrs. Grooms.
Motion passed unanimously, voice vote, 7 in favor 0 against.

For the record: Discussion only, no action was taken.

V. ADJOURNMENT:

There being no other business to consider, Mr. Acton moved to adjourn the meeting, seconded by Mrs. Grooms.

Motion passed unanimously, voice vote, 7 in favor 0 against.

The meeting was adjourned at 6:34 p.m. on Thursday, September 23, 2021.

Alan Johnson, *Secretary*

ATTEST:

Debra Murrell, *City Recorder*



These minutes were approved Thursday, October 28, 2021, and constitute an official public record of the City of Lakeland, duly recorded and filed in the Minute Book of the City of Lakeland.

RESOLUTION 2021/10-01

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF LAKELAND TENNESSEE APPROVING A DRAW REQUEST IN CONNECTION WITH THE TAX INCREMENT FINANCING FOR LAKELAND COMMONS, LP

- WHEREAS,** on November 12, 2018, The Industrial Development Board of the City of Lakeland, Tennessee (the "Lakeland IDB") approved an economic impact plan (the "Economic Impact Plan") regarding the development of an area located at 9768 Highway 70, Lakeland, Tennessee 38002 (inclusive of Tax Parcel ID Nos. L0150 00332 and L0150 00479C), which is an approximately 40 acre mixed use development at the southwest corner of U.S. Highway 70 and Seed Tick Road in Lakeland, Shelby County, Tennessee (the "Plan Area"); and
- WHEREAS,** on November 12, 2018, the Lakeland IDB approved a Tax Increment Financing Application (the "TIF Application") for the Plan Area, as submitted by Lakeland Commons, LLC, a Tennessee limited liability company ("Lakeland Commons"); and
- WHEREAS,** the development of the Plan Area is expected to create a mixed use development that is expected to include a three-story building with restaurants, professional office space, boutique retail space and a possible site for the relocation of Lakeland City Hall, as more particularly described in the Economic Impact Plan (collectively, the "Project"), and
- WHEREAS,** the Economic Impact Plan would permit certain tax increment financing ("Tax Increment Financing") pursuant to Chapter 53, Title 7 of the Tennessee Code Annotated; and,
- WHEREAS,** the Lakeland IDB reviewed the Economic Impact Plan and the TIF Application in an open, public meeting; and,
- WHEREAS,** the Lakeland IDB conducted a public hearing on the Economic Impact Plan held at least two (2) weeks after public notice of the hearing was published in accordance with the applicable laws of Tennessee; and,
- WHEREAS,** in connection with Tax Increment Financing, Lakeland Commons has entered into a Development Agreement with the Lakeland IDB with respect to the Plan Area and the development of the Project;
- WHEREAS,** under the Development Agreement between the Lakeland IDB and Lakeland Commons, the proceeds of the Tax Increment Financing would be used to pay the costs of the eligible public improvements (the "TIF Eligible Costs") relating to the development of the Project and would pledge the TIF Revenues to apply to the debt service of the Tax Increment Financing;
- WHEREAS,** the Tax Increment Financing shall not represent or constitute a debt or pledge of the faith and credit or the taxing power of the City of Lakeland, Tennessee or Shelby County Tennessee for approval with Tennessee Code Annotated 7-53-312; and
- WHEREAS,** in connection with the Tax Increment Financing, Lakeland Commons has submitted a Draw Request, a copy of which is attached hereto as **Exhibit B**, to use for certain TIF Eligible Costs.

RESOLUTION 2021/10-01

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF
LAKELAND TENNESSEE APPROVING A DRAW REQUEST IN CONNECTION WITH
THE TAX INCREMENT FINANCING FOR LAKELAND COMMONS, LP**

NOW THEREFORE, BE IT RESOLVED BY THE LAKELAND IDB THAT:

RESOLVED, that the Draw Request is hereby approved by the Lakeland IDB and further,

RESOLVED, that the directors, officers, agents and employees of the Lakeland IDB are hereby authorized and directed to do all such acts and things and to execute or accept any and all such certificates or documents as may be necessary to carry out and comply with the provisions of this Resolution and to carry out, give effect to and consummate the transactions contemplated hereby and thereby. All of the acts and doings of the directors, officers, agents and employees of the Lakeland IDB which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

Dated: October 28, 2021

Steve Laster, *Chair*

Attest:

Alan Johnson, *Secretary*

RESOLUTION 2021/10-01

**A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF
LAKELAND TENNESSEE APPROVING A DRAW REQUEST IN CONNECTION WITH
THE TAX INCREMENT FINANCING FOR LAKELAND COMMONS, LP**

Exhibit B

Draw Request

See Attached

EXHIBIT B

**BORROWING CERTIFICATE
DISBURSEMENT REQUEST**

To: Simmons Bank
5384 Poplar Avenue, Suite 200
Memphis, Tennessee 38119
Attention: Larry Neal,
SVP Commercial Banking

cc: The Industrial Development Board of the
City of Lakeland, Tennessee
c/o Chairman
10001 Highway 70
Lakeland, Tennessee 38002

Re: Loan evidenced by The Industrial Development Board of the City of Lakeland, Amended and Restated Tennessee Tax Increment Revenue Note (Lakeland Town Center Development) in the principal amount not to exceed \$9,750,000 dated June 21, 2021 (the "Loan"), made pursuant to a Loan Agreement, dated as of January 25, 2019 (the "Loan Agreement") and modified on June 21, 2021 ("Loan Modification Agreement") between The Industrial Development Board of the City of Lakeland, Tennessee (the "Board") and Simmons Bank ("Lender")

You are hereby authorized and requested to disburse pursuant to Article VI of the Loan Agreement the sum of \$ 318,703.73 from the Project Fund created pursuant to the Loan Agreement. In connection with such disbursement, the undersigned hereby certifies as follows:

- (a) All amounts disbursed shall be applied to the payment of or the reimbursement to the Developer for the payment of costs relating to Eligible Costs.
- (b) With the delivery of this Certificate, all requirements for disbursement of amounts pursuant to this request under Article VI of the Loan Agreement have been satisfied.

Please disburse all such amounts to the parties in the manner described on Exhibit A attached hereto.

All capitalized terms used herein and not otherwise defined shall have the meanings given to such terms in the Loan Agreement.

Dated as of Oct 13, 2021.

LAKELAND COMMONS, LLC

By: Bart Thomas
Name: Bart Thomas
Title: General Manager

APPROVED BY:

SIMMONS BANK

By: _____
Title: _____

DESCRIPTION Lakeland TIF PH 2 - Simmons Bank - LN#	PROJECT BUDGET				DRAW REQUESTS												%	BALANCE TO FUND	
	REALLOCATIONS			REVISED FOR PHASE II	5/26/21	6/21/21	7/13/21	8/11/21	9/10/21	10/13/21	DATE							(Incl. Retainage)	
	PHASE I BALANCES	PREV. ADJ.	CURRENT ADJ.		DRAW 1 - PRE-CLOSING - Funded 6//21	CLOSING OF INCREASE	DRAW 2	DRAW 3	DRAW 4	DRAW 5	DRAW 6	DRAW 7	DRAW 8	DRAW 9	DRAW 10	TOTAL		%	
LAND:																			
Land	\$0.00			\$0.00												\$0.00		\$0.00	
SUB TOTAL LAND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
HARD COSTS: RETAINAGE %																			
Infrastructure 5%	\$3,028,491.70	\$1,715,000.00	\$45,679.30	\$4,789,171.00	\$220,947.20		\$299,186.35	\$178,239.00	\$217,169.05	\$229,520.95						\$4,173,554.25	87%	\$615,616.75	
Simmons Retainage Escrow Account	\$159,394.30			\$159,394.30	\$11,628.80		\$15,746.65	\$9,381.00	\$11,429.95	\$12,080.05						\$219,660.75	138%	(\$219,660.75)	
																\$0.00		\$0.00	
SUB TOTAL HARD COSTS	\$3,187,886.00	\$1,715,000.00	\$45,679.30	\$4,948,565.30	\$232,576.00	\$0.00	\$314,933.00	\$187,620.00	\$228,599.00	\$241,601.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,393,215.00	89%	\$395,956.00	
SOFT COSTS:																			
Architect	657,162.07	\$600,000.00		\$1,257,162.07	\$25,167.48		\$4,250.00									\$686,579.55	55%	\$570,582.52	
Engineering	112,459.48	\$50,000.00		\$162,459.48				\$2,215.00		\$1,995.00						\$116,669.48	72%	\$45,790.00	
Insurance & Bonding	30,528.00	\$60,000.00		\$90,528.00	\$1,092.00		\$12,414.00									\$44,034.00	49%	\$46,494.00	
Planning / Consulting	104,948.17	\$25,000.00		\$129,948.17	\$1,200.00											\$106,148.17	82%	\$23,800.00	
Lakeland Fees	434,283.74	\$225,000.00		\$659,283.74												\$434,283.74	66%	\$225,000.00	
Title Work / Bank Closing Costs / Appraisal	44,957.70	\$67,171.96		\$112,129.66		\$67,171.96										\$112,129.66	100%	\$0.00	
Survey / Phase I	9,815.00	\$0.00		\$9,815.00												\$9,815.00	100%	\$0.00	
Legal	251,390.05	\$100,000.00		\$351,390.05	\$7,308.50	\$29,000.00	\$165.00									\$287,863.55	82%	\$63,526.50	
MLGW / Utility Connections	358,886.09	\$630,000.00		\$988,886.09												\$358,886.09	36%	\$630,000.00	
RE Taxes	31,058.77	\$250,000.00		\$281,058.77												\$31,058.77	11%	\$250,000.00	
Interest Reserve	191,187.15	\$340,000.00		\$531,187.15	\$63,641.43	\$59,448.68				\$73,567.73						\$387,844.99	73%	\$143,342.16	
Inspection Fees (8)	24,370.00	\$15,000.00		\$39,370.00	\$3,020.00		\$2,090.00	\$1,650.00	\$1,710.00	\$1,540.00						\$34,380.00	87%	\$4,990.00	
Contingency	\$53,662.63	\$180,233.19	(\$45,679.30)	\$188,216.52												\$53,662.63	29%	\$134,553.89	
SUB TOTAL SOFT COSTS	\$2,304,708.85	\$2,542,405.15	(\$45,679.30)	\$4,801,434.70	\$101,429.41	\$155,620.64	\$18,919.00	\$3,865.00	\$1,710.00	\$77,102.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,663,355.63	55%	\$2,138,079.07	
				\$0.00												\$0.00		\$0.00	
TOTAL PROJECT COSTS	\$5,492,594.85	\$4,257,405.15	(\$0.00)	\$9,750,000.00	\$334,005.41	\$155,620.64	\$333,852.00	\$191,485.00	\$230,309.00	\$318,703.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,056,570.63	72%	\$2,534,035.07	
SOURCES OF FUNDS:																			
Borrower Equity	\$0.00			\$0.00												\$0.00		\$0.00	
Construction Loan	\$5,492,594.85	\$4,257,405.15		\$9,750,000.00	\$334,005.41	\$155,620.64	\$333,852.00	\$191,485.00	\$230,309.00	\$318,703.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,056,570.63	72%	\$2,693,429.37	
				\$0.00												\$0.00		\$0.00	
TOTAL SOURCES OF FUNDS				\$9,750,000.00	\$334,005.41	\$155,620.64	\$333,852.00	\$191,485.00	\$230,309.00	\$318,703.73	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,056,570.63	72%	\$2,693,429.37	
DIFFERENCES				\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$159,394.30	
- Contract 1 Retainage Tracking					\$171,023.10	\$171,023.10	\$186,769.75	\$196,150.75	\$207,580.70	\$219,660.75	\$219,660.75	\$219,660.75	\$219,660.75	\$219,660.75	\$219,660.75	\$219,660.75			

AIA® Document G702™ – 1992

Application and Certificate for Payment

TO OWNER: Lakeland Town Center, LLC
355 Tara Lane
Memphis, TN 38111

PROJECT: Lakeland Commons-Site Pkg Ph1
Seed Tick Rd & US Hwy 70
Lakeland, TN 38002

APPLICATION NO: 25
PERIOD TO: 9/30/21

Distribution to:

OWNER ☐

ARCHITECT ☐

CONTRACTOR ☐

FIELD ☐

OTHER ☐

FROM CONTRACTOR: Montgomery Martin Contractors, LLC
8245 Tournament Drive
Suite 300 Memphis, TN 38125

VIA ARCHITECT: Renaissance Group, Inc.

CONTRACT FOR:

CONTRACT DATE:

PROJECT NOS: 19022 / /

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
AIA Document G703™, Continuation Sheet, is attached.

1. **ORIGINAL CONTRACT SUM** \$ 3,246,493.00
2. **NET CHANGE BY CHANGE ORDERS** \$ 1,542,678.00
3. **CONTRACT SUM TO DATE (Line 1 ± 2)** \$ 4,789,171.00
4. **TOTAL COMPLETED & STORED TO DATE (Column G on G703)** \$ 4,393,215.00

5. RETAINAGE:

a. % of Completed Work
(Columns D + E on G703) \$ 219,660.75
b. % of Stored Material
(Column F on G703) \$ 0.00

Total Retainage (Lines 5a + 5b, or Total in Column I of G703) \$ 219,660.75

6. **TOTAL EARNED LESS RETAINAGE** \$ 4,173,554.25
(Line 4 minus Line 5 Total)

7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** \$ 3,944,033.30
(Line 6 from prior Certificate)

8. **CURRENT PAYMENT DUE** \$ 229,520.95

9. **BALANCE TO FINISH, INCLUDING RETAINAGE** \$ 615,616.75
(Line 3 minus Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 1,542,678.00	\$ 0.00
Total approved this month	\$ 0.00	\$ 0.00
TOTAL	\$ 1,542,678.00	\$ 0.00
NET CHANGES by Change Order	\$ 1,542,678.00	

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: Montgomery Martin Contractors, LLC

By: 

State of:

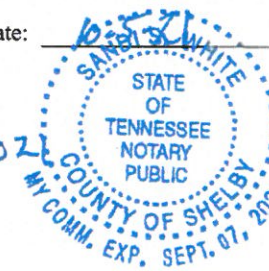
County of: Shelby

Subscribed and sworn to before me this

Date: 10-5-21

Notary Public: 

My commission expires: 9-7-22



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this 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 \$

(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.

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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AIA[®] Document G703[™] – 1992

Continuation Sheet

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AIA Document G702[™]–1992, Application and Certificate for Payment, or G732[™]–2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 25
APPLICATION DATE: 9/30/21
PERIOD TO: 9/30/21
ARCHITECT'S PROJECT NO: 19022

ARCHITECT'S PROJECT NO.									
A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G ÷ C)	BALANCE TO FINISH (C – G)	RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
SUBTOTAL									
1	General Conditions	162,818.00	162,818.00	0.00	0.00	162,818.00	100	0.00	8,140.90
2	Mobilization	50,000.00	50,000.00	0.00	0.00	50,000.00	100	0.00	2,500.00
3	Testing	30,000.00	30,000.00	0.00	0.00	30,000.00	100	0.00	1,500.00
4	Site Engineering	55,000.00	48,625.00	0.00	0.00	48,625.00	88	6,375.00	2,431.25
5	Clearing & Grubbing	177,060.00	162,400.00	14,660.00	0.00	177,060.00	100	0.00	8,853.00
6	Site Grading	607,760.00	569,635.00	0.00	0.00	569,635.00	94	38,125.00	28,481.75
7	Undercutting Allowance	187,468.00	187,468.00	0.00	0.00	187,468.00	100	0.00	9,373.40
8	Erosion Control	257,496.00	191,244.00	19,537.00	0.00	210,781.00	82	46,715.00	10,539.05
9	Flocking Allowance	72,436.00	70,575.00	0.00	0.00	70,575.00	97	1,861.00	3,528.75
10	Site Water	361,298.00	361,298.00	0.00	0.00	361,298.00	100	0.00	18,064.90
11	Sanitary Sewer	125,648.00	125,648.00	0.00	0.00	125,648.00	100	0.00	6,282.40
12	Storm Drainage	458,053.00	458,053.00	0.00	0.00	458,053.00	100	0.00	22,902.65
	GRAND TOTAL								

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AIA® Document G703™ – 1992

Continuation Sheet

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AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
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APPLICATION NO: 25
APPLICATION DATE: 9/30/21
PERIOD TO: 9/30/21
ARCHITECT'S PROJECT NO: 19022

PROJECT OF ROAD NO. 0011

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (Not in D or E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	%(G ÷ C)	BALANCE TO FINISH (C – G)	RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
13	Asphalt Paving	625,430.00	501,826.00	0.00	0.00	501,826.00	80	123,604.00	25,091.30
14	Site Improvements	17,853.00	3,997.00	10,745.00	0.00	14,742.00	83	3,111.00	737.10
15	Curb & Gutter	199,558.00	199,558.00	0.00	0.00	199,558.00	100	0.00	9,977.90
16	Traffic Control	20,240.00	20,240.00	0.00	0.00	20,240.00	100	0.00	1,012.00
17	Site Signage	4,200.00	0.00	4,200.00	0.00	4,200.00	100	0.00	210.00
18	PR Taxes & Insurances	77,150.00	70,134.00	496.00	0.00	70,630.00	92	6,520.00	3,531.50
19	Special Inspection Allowance	50,000.00	50,579.00	0.00	0.00	50,579.00	101	-579.00	2,528.95
20	Gravel Laydown	52,846.00	32,943.00	10,746.00	0.00	43,689.00	83	9,157.00	2,184.45
21	Site Fencing	12,608.00	6,304.00	0.00	0.00	6,304.00	50	6,304.00	315.20
22	Site Concrete	244,601.00	218,311.00	0.00	0.00	218,311.00	89	26,290.00	10,915.55
23	Site Electrical	136,646.00	124,985.00	8,963.00	0.00	133,948.00	98	2,698.00	6,697.40
24	Site Lighting Allowance	81,625.00	63,170.00	14,379.00	0.00	77,549.00	95	4,076.00	3,877.45
25	CO#1\$940,663 (Alloc. Above)	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00
	GRAND TOTAL								

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AIA Document G703™ – 1992

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Continuation Sheet

AIA Document G702™-1992, Application and Certificate for Payment, or G732™-2009, Application and Certificate for Payment, Construction Manager as Adviser Edition, containing Contractor's signed certification is attached.
In tabulations below, amounts are in US dollars.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: 25
APPLICATION DATE: 9/30/21
PERIOD TO: 9/30/21
ARCHITECT'S PROJECT NO: 19022

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (Not in D or E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (If variable rate)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
26	CO#2 \$44,549. (Alloc. Above	0.00	0.00	0.00	0.00	0.00	0	0.00	0.00
27	CO#3 Landscaping/Irrigation	228,150.00	140,578.00	28,572.00	0.00	169,150.00	74	59,000.00	8,457.50
28	CO#4 Various Site Changes	88,613.00	65,333.00	23,280.00	0.00	88,613.00	100	0.00	4,430.65
29	CO#5 Various Site Changes	240,703.00	76,215.00	101,789.00	0.00	178,004.00	74	62,699.00	8,900.20
	SUBTOTAL	4,625,260.00	3,991,937.00	237,367.00	0.00	4,229,304.00	91	395,956.00	211,465.20
30	Contractors Fee 4%	163,911.00	159,677.00	4,234.00	0.00	163,911.00	100	0.00	8,195.55
	GRAND TOTAL	4,789,171.00	4,151,614.00	241,601.00	0.00	4,393,215.00	92	395,956.00	219,660.75

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

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101210ACD44

RECEIPT AND PARTIAL WAIVER OF LIEN RIGHTS

FROM: MONTGOMERY MARTIN CONTRACTORS, LLC (The Contractor)

TO: LAKELAND TOWN CENTER LLC (The Owner)

PROJECT: LAKELAND COMMONS-SITE PKG PHASE 1
SEED TICK RD & US HWY 70 LAKELAND TN. 38002.
(Location)

1. The undersigned does hereby waive, release and surrender any claim of lien or right of lien resulting from labor, skill, and/or materials, subcontract work, equipment or other work, rent, services or supplies heretofore furnished in and for the construction, improvement, alteration or additions to the above described project prior to the date hereof.
2. This release is given for and in consideration of the sum of \$229,520.95 from LAKELAND TOWN CENTER LLC.
3. In further consideration of the payment made as above set forth, and to induce the Owner to make said payment, the undersigned agrees to defend and hold harmless the Owner or Lender, and/or the principal and surety from any claims of lien hereinafter made by the undersigned and/or its material suppliers, subcontractors or employees, servants, agents or assigns of such persons against the project.
4. It is acknowledged that the designation of the above project constitutes an adequate description of the property and improvements for which the undersigned has received consideration of this release.
5. Upon receipt of payment, this instrument shall constitute full, final and complete release of all lien rights and claims of lien of the undersigned, for the worked completed to date as stated above.

DATED 30th DAY OF September
, 2021

MONTGOMERY MARTIN CONTRACTORS, LLC

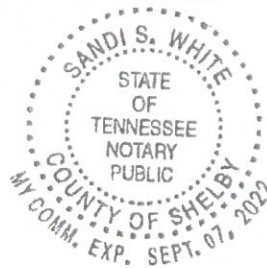
BY: _____

Jeff Emerson
Vice President

Subscribed and sworn to me this
30th Day September, 2021

Notary Public: _____

My Commission Expires: _____



Allworld Project Management
 60 N BB King
 Memphis, TN 38103
 901-881-2985

Bass, Berry & Sims PLC
 1715 Aaron Brenner Drive, Suite 300
 Memphis, TN 38120
 Al Bright

Invoice number 21211
 Date 10/01/2021

Project **Project City of Lakeland Industrial Dev Board TIF Construction Monitoring**
 Terms: **Net 30**

Invoice Summary

Description	Prior Billed	Total Billed	Current Billed
PROJECT MANAGEMENT	2,090.00	2,090.00	0.00
SITE VISIT & REVIEW	7,315.00	8,305.00	990.00
REPORT PREPARATION	3,655.00	4,205.00	550.00
Total	13,060.00	14,600.00	1,540.00

Professional Fees

Site Visit & Review

	Date	Hours	Rate	Billed Amount
Billable Time				
Ronald Hooks				
Project Manager 4				
	08/30/2021	4.00	110.00	440.00
Completed August site visit and review.				
	09/24/2021	5.00	110.00	550.00
Visited site to review August Pay App activities.				
Subtotal		9.00		990.00

Report Preparation

	Date	Hours	Rate	Billed Amount
Billable Time				
Ronald Hooks				
Project Manager 4				
	08/31/2021	2.00	110.00	220.00
Completed pay app review and report.				
	09/24/2021	3.00	110.00	330.00
Prepared reporting items along with site review approval letter.				
Subtotal		5.00		550.00

Bass, Berry & Sims PLC

Project **Project City of Lakeland Industrial Dev Board TIF Construction Monitoring**

Invoice Number 21211

Date 10/01/2021

Professional Fees

Report Preparation

	Date	Hours	Rate	Billed Amount
Professional Fees subtotal		14.00		1,540.00
Invoice total				1,540.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
21154	08/03/2021	720.00			720.00		
21211	10/01/2021	1,540.00	1,540.00				
Total		2,260.00	1,540.00	0.00	720.00	0.00	0.00

Approved by:

Brent Hooks

Brent A. Hooks

Chief Administrative Officer

Bill Information	
Payment Due Date:	10/05/2021
Bill Due Date:	10/05/2021
Billed Date:	09/17/2021

Description	Remaining	Billed
Principal	\$0.00	\$0.00
Interest	\$73,567.73	\$73,567.73
Escrow	\$0.00	\$0.00
Late charge	\$0.00	\$0.00
Other Charges	\$0.00	\$0.00
Total	\$73,567.73	\$73,567.73

9700 Village Circle, Suite 100
Lakeland, TN 38002

From: Byron Harris <BHarris@harrisassociateslandsurveyors.com>

Sent: Tuesday, October 12, 2021 8:49 AM

To: Wesley Wooldridge <WWooldridge@rgroup.biz>

Cc: Joe Wiseman <JWiseman@harrisassociateslandsurveyors.com>; Jeff Harris <JHarris@harrisassociateslandsurveyors.com>

Subject: Invoice 7000 from HARRIS & ASSOCIATES LAND SURVEYORS, LLC

Harris & Associates Land Surveyors, LLC

Invoice Due:10/12/2021
7000

Amount Due: **\$1,995.00**

Dear Wesley Wooldridge :

Your invoice is attached. Please remit payment at your earliest convenience.

Thank you for your business - we appreciate it very much.

Sincerely,

HARRIS & ASSOCIATES LAND SURVEYORS, LLC
901 362 2345

<Inv_7000_from_Harris_Associates_Land_Surveyors_LLC_7144.pdf>

Barton Thomas

From: Vince Smith <kakivs@gmail.com>
Sent: Tuesday, October 12, 2021 9:22 PM
To: Wesley Wooldridge
Cc: Leslie Jackson; Barton Thomas
Subject: Re: EXTERNAL EMAIL Invoice 7000 from HARRIS & ASSOCIATES LAND SURVEYORS, LLC

CAUTION

This email originated from outside of City Enterprises. Do not click links or open attachments unless you know the sender.

Bart.

Please see the survey invoice for phase 2 below. Let's include in the next TIF pay request.

Thanks

Vince Smith
901-489-5896

On Oct 12, 2021, at 9:13 AM, Wesley Wooldridge <WWooldridge@rgroup.biz> wrote:

Vince, this was for survey confirmation on grades and curbs for designing Phase 2 .

J. Wesley Wooldridge, P.E., I.S.A.C.A.

Director of Civil Engineering | Partner

Renaissance Group

architecture • engineering • planning • interiors

Office: 901.332.5533

Cell: 901.219.8661