CITY OF LAKELAND TENNESSEE

Industrial Development Board
Regular Meeting Agenda
Wednesday, March 9, 2022, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:

II. ROLL CALL:

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. January 27, 2022

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, JANUARY 27, 2022, 5:30 PM
CITY HALL, LAKELAND, TN.

DRAFT

I. **CALL TO ORDER:** The meeting was called to order by Chairman Joseph Laster at 5:31 p.m.

II. **ROLL CALL BY RECORDER:**

Keith Acton	Present	
Shaun Brannen	Present	
Jeremy Burnett	Present	
Angie Grooms	Absent	(excused)
Adam Henry	Present	
Alan Johnson	Present	(at 5:32 p.m.)
(C) Joseph Laster	Present	

Others present:
Shane Horn, City Manager
Pat O'Mara, Parks & Recreation Director

For the record: Present in the audience were the following:
Commissioner Richard Gonzales

III. **APPROVAL OF MINUTES OF PREVIOUS MEETING:**
Mr. Burnett moved to approve the previous meeting minutes of December 28, 2021, as written, seconded by Mr. Acton.

Motion passed unanimously, voice vote, 6 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. Acton moved to bring this item to the floor, seconded by Mr. Burnett.

   Discussion ensued.

   For the record comments were heard from the following:
   - Vince Smith, Lakeland Commons *(applicant)*

   After the discussion, when the question was called the resolution passed unanimously, voice vote, 6 in favor 0 against. *(See Resolution 2022/01-01 on file)*

DRAFT

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

There being no other business to consider Mr. Brannen moved to adjourn the meeting, seconded by Mr. Henry.

Motion passed unanimously, voice vote, 6 in favor 0 against.

The meeting was adjourned at 5:47 p.m. on Thursday, January 27, 2022.

____

Alan Johnson, *Secretary*

ATTEST:

____

Debra Murrell, *City Recorder*

These minutes were approved Thursday, February 24, 2022, 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 2022/03-01

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 2022/03-01

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: March 9, 2022

____
Steve Laster, *Chair*

Attest:

____
Alan Johnson, *Secretary*

RESOLUTION 2022/03-01

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

27500773.1

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 $ 37,253.97 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 Feb 15, 2022

LAKELAND COMMONS, LLC

By: [signature]
Name: Bart Thomas
Title: Member

APPROVED BY:

SIMMONS BANK

By:____________________
Title:____________________

DESCRIPTION	PROJECT BUDGET				DRAW REQUESTS												%	BALANCE TO FUND
Lakeland TIF PH 2 - Simmons Bank - LN#		REALLOCATIONS			5/26/21	6/21/21	7/13/21	8/11/21	9/10/21	10/13/21	11/17/21	12/12/21	1/14/22	2/15/22		DATE		(Incl. Retainage)
	PHASE I BALANCES	PREV. ADJ.	CURRENT ADJ.	REVISED FOR PHASE II	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	$1,760,679.30		$4,789,171.00	$220,947.20		$299,186.35	$178,239.00	$217,169.05	$229,520.95	$205,124.00	$121,246.60	$236,838.15			$4,736,763.00	99%	$52,408.00
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	$10,796.00	$6,381.40	($236,838.15)			$0.00	0%	$0.00
																$0.00		$0.00
SUB TOTAL HARD COSTS	$3,187,886.00	$1,760,679.30	$0.00	$4,948,565.30	$232,576.00	$0.00	$314,933.00	$187,620.00	$228,599.00	$241,601.00	$215,920.00	$127,628.00	$0.00	$0.00	$0.00	$4,736,763.00	96%	$52,408.00
SOFT COSTS:																		
Architect	657,162.07	$600,000.00		$1,257,162.07	$25,167.48		$4,250.00						$23,722.50			$710,302.05	57%	$546,860.02
Engineering	112,459.48	$50,000.00		$162,459.48				$2,215.00		$1,995.00			$19,900.00			$136,569.48	84%	$25,890.00
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						$1,050.00			$1,905.36		$109,103.53	84%	$20,844.64
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				$1,645.05			$1,452.92		$290,961.52	83%	$60,428.53
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										$30,895.69		$61,954.46	22%	$219,104.31
Interest Reserve	191,187.15	$340,000.00		$531,187.15	$63,641.43	$59,448.68				$73,567.73			$72,160.69			$460,005.68	87%	$71,181.47
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	$660.00	$1,887.50	$585.00			$37,512.50	95%	$1,857.50
Contingency	$53,662.63	$134,553.89		$188,216.52								$11,576.97		$3,000.00		$68,239.60	36%	$119,976.92
SUB TOTAL SOFT COSTS	$2,304,708.85	$2,496,725.85	$0.00	$4,801,434.70	$101,429.41	$155,620.64	$18,919.00	$3,865.00	$1,710.00	$77,102.73	$3,355.05	$13,464.47	$116,368.19	$37,253.97	$0.00	$2,833,797.31	59%	$1,967,637.39
				$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	$219,275.05	$141,092.47	$116,368.19	$37,253.97	$0.00	$7,570,560.31	78%	$2,020,045.39
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	$219,275.05	$141,092.47	$116,368.19	$37,253.97	$0.00	$7,570,560.31	78%	$2,179,439.69
				$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	$219,275.05	$141,092.47	$116,368.19	$37,253.97	$0.00	$7,570,560.31	78%	$2,179,439.69
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	$230,456.75	$236,838.15	$0.00	$0.00	$0.00	$0.00		

landscape architecture
planning

ils

9967 Bentwood Creek Cv Collierville, Tn 38017
901.493.6996 corybrady@gmail.com

Invoice

Date	Invoice #
2/11/2022	2022-007

Bill To
Vince Smith Vince Smith Properties 355 Tara Lane Memphis, TN 38111

Terms	Project #
Due on receipt	21-035_LC Ph2 PD Amend

Description	Quantity	Rate	Amount
Land Planning/Consulting Services - PD Amendment Documentation - Coordination/Meetings - MPC Public Hearing - BOC Public Hearing (Approval)	12	150.00	1,800.00
Reimbursable Expenses - ARC Printing 1-18-22 (Paid ILS, Receipt Attached)		105.26	105.26

Remit Payment To Integrated Land Solutions, PLLC (EIN# 27-1521402)	**Total**	$1,905.26

ARC DOCUMENT SOLUTIONS LLC
5701-5703 QUINCE ROAD
MEMPHIS TN 38119
(901)683-8292

DATE	INVOICE
1/18/2022	33GCI9029961

Page 1/1

BILL TO:

R3 MEMPHIS MISC SALES

5701-5703 QUINCE ROAD
MEMPHIS, TN 38119

SHIP TO:

R3 MEMPHIS MISC SALES

5701 Quince Rd # 5703
Memphis, TN 38119-7017

Purchase Order #	Customer ID	Shipping Method	Payment Terms	Order Due Date	Order
OUTLINE PLAN CONDITIONS	MISC-330004	PICKUP	COD		33GCO9027825

Ordered By	Project Number	Project Name
CORY BRADY	OUTLINE PLAN CONDITIONS	OUTLINE PLAN CONDITIONS

Quantity Ordered	Quantity Shipped	Quantity BO	UOM	Item Number	Description	Price	Extended Price
70	70	0	EACH	1600.14	Bond Prints 22X34/24X36	$1.32	$92.40
10	10	0	EACH	1621.01	Precision Fold	$0.35	$3.50

Biller: cwarren

Subtotal	$95.90
Misc	$0.00
Tax	$9.36
Freight	$0.00
Trade Discount	$0.00
Total	**$105.26**
Amount Received	$105.26
Total Due	**$0.00**

CUSTOMER NO	INVOICE	DOC DATE	AMOUNT DUE
MISC-330004	33GCI9029961	1/18/2022	$0.00

PAYMENT RECEIPT

Amount Received	$105.26
Card Type	VISA-R3
Card Number	XXXXXXXXXXXX7771
Auth Code	01682D
Check Number	

THANK YOU FOR YOUR PAYMENT

BASS BERRY ✦ SIMS PLC

150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
(615) 742-6200
www.bassberry.com

Federal Tax ID #: 62-0125540

INVOICE

VINCENT D. SMITH JR.
SMITH, VINCENT D., JR.
335 TARA LANE
MEMPHIS, TN 38111

Invoice #: 873123
Invoice Date: January 26, 2022
Billing Attorney: SPORE, RICHARD R.
Client: SMITH, VINCENT D., JR.
Matter: LAKELAND TOWN CENTER
Client Matter #: 113539.0275

REMITTANCE COPY

For Legal Services Rendered Through **December 31, 2021** in connection with the above mentioned client-matter

Current Invoice:	
Fees:	$0.00
Disbursements:	726.46
Total Current Amount Due:	**$726.46**

Current Charges	**$726.46**
Prior Outstanding Invoices:	**726.46**
Total Current & Outstanding:	**$1,452.92**

INVOICE IS DUE AND PAYABLE UPON RECEIPT

Amount Paid $ ____________________

Please return this copy with your remittance to ensure proper credit

Please send remittance to:

Regular Account Wiring Instructions
Pinnacle Bank
Nashville, Tennessee
ABA No. 064008637
Swift Code: PNFPUS44
Credit: Bass, Berry & Sims PLC Operating Account
Account No. 16043120
Reference: 113539.0275
Attention: Stacy Kendall
Phone No. (615) 259-6149
Wire Notification should be sent to: accountnotify@bassberry.com

Mailing Instructions
Bass, Berry & Sims PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
(615) 742-6200

BASS BERRY + SIMS

150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201
(615) 742-6200
www.bassberry.com

Federal Tax ID #: 62-0125540

INVOICE

VINCENT D. SMITH JR.
335 TARA LANE
MEMPHIS, TN 38111

Invoice #:	873123
Invoice Date:	January 26, 2022
Billing Attorney:	SPORE, RICHARD R.
Client:	SMITH, VINCENT D., JR.
Matter:	LAKELAND TOWN CENTER
Client Matter #:	113539.0275

Invoice Summary

For Legal Services Rendered Through **December 31, 2021** in connection with the above mentioned client-matter

Current Invoice:	
Fees:	$0.00
Disbursements:	726.46
Total Current Amount Due:	**$726.46**

Current Charges	$726.46
Prior Outstanding Invoices:	726.46
Total Current & Outstanding:	$1,452.92

Prior Outstanding Invoices – Detail:

Invoice Date	Invoice #	Amount	Payments	Balance
07/29/21	858356	15,357.29	(14,630.83)	726.46

DISBURSEMENTS:

DATE	INITIALS	DESCRIPTION	AMOUNT
11/01/2021		Vendor: COGENCY GLOBAL INC.; Invoice#: 100539315; Date: 8/16/2021 - Funds are on unapplied for payment of this invoice	636.00
11/30/2021		Vendor: CAPITAL FILING SERVICE, INC.; Invoice#: 2953612; Date: 7/16/2021 - Funds are on unapplied to pay this invoice.	90.46

Total Disbursements:		726.46
TOTAL CURRENT BILLING:	$	726.46
Outstanding Balance:		726.46
TOTAL AMOUNT DUE:	$	1,452.92

STATEMENT

Date:	12/27/2021
Customer ID:	356455

TN Dept Env & Conservation
WRS TN Tower, 10th Floor
312 Rosa L. Parks Avenue
Nashville TN 37243
(615) 532-0065 Ext. 0000

MASSEY GREEN DEVELOPER, LLC
355 TARA LANE
MEMPHIS TN 38111

DUE 12/31/2021

Document No.	Date	Code	Description	Reference	Amount	Balance
	10/8/2021	BBF			$2,271.45	$2,271.45
INV00000000658709	10/15/2021	INV	INV00000000658709		$1,000.00	$3,271.45
FCHRG000000467943	11/1/2021	PI	Penalty - Collection	INV00000000645791	$6.97	$3,278.42
FCHRG000000468085	11/1/2021	PI	Interest - Collection	INV00000000645791	$1.09	$3,279.51
FCHRG000000468315	11/1/2021	PI	Penalty - 3rd Demand	INV00000000648395	$6.61	$3,286.12
FCHRG000000468634	11/1/2021	PI	Interest - 3rd Demand	INV00000000648395	$1.04	$3,287.16
FCHRG000000471367	12/1/2021	PI	Penalty - Collection	INV00000000648395	$7.00	$3,294.16
FCHRG000000471685	12/1/2021	PI	Interest - Collection	INV00000000648395	$1.13	$3,295.29
FCHRG000000473648	12/1/2021	PI	Penalty - 2nd Demand	INV00000000658709	$50.00	$3,345.29
FCHRG000000474149	12/1/2021	PI	Interest - 2nd Demand	INV00000000658709	$8.10	$3,353.39
					Amount Due:	**$3,353.39**

WPC 2ND DEMAND
EMAIL QUESTIONS TO: TDEC.FEES@TN.GOV

Current	31 - 60 Days	61 - 90 Days	91 and Over
$3,353.39	$0.00	$0.00	$0.00

Codes:
INV = Sales / Invoices
SCH = Scheduled Payments
DR = Debit Memos
PI = Penalty Interest
SVC = Service / Repairs
WRN = Warranties
CR = Credit Memos
RTN = Returns
PMT = Payments

TN Dept Env & Conservation
WRS TN Tower, 10th Floor
312 Rosa L. Parks Avenue
Nashville TN 37243
Phone: (615) 532-0065

WPC_CGPFM-1975

Invoice	INV00000000658709
Date	10/15/2021
Page	1/1

Due Date: 11/30/2021

Bill To:
Customer ID: 356455
Vince Smith
MASSEY GREEN DEVELOPER, LLC

355 TARA LANE
MEMPHIS, TN 38111

Billed	Fee Item	Fee Name		Total
1.00	TNR154780	WPC-00605-FMF-CONSTR STORM WATER 50 TO 20 ACRES ANNUAL FEE	$1,000.00	$1,000.00

Please read the additional information (on the back or enclosed) concerning this invoice

Subtotal	$1,000.00
Total	$1,000.00

---Tear off and mail back above portion with your payment---

WPC_CGPFM-1975

Customer ID: 356455
MASSEY GREEN DEVELOPER, LLC
Vince Smith
355 TARA LANE
MEMPHIS TN 38111

Invoice	INV00000000658709
Date	10/15/2021
Due Date	11/30/2021
Total	$1,000.00
Remit to:	TN Dept Env & Conservation WRS TN Tower, 10th Floor 312 Rosa L. Parks Avenue Nashville TN 37243

STATEMENT

TN Dept Env & Conservation
WRS TN Tower, 10th Floor
312 Rosa L. Parks Avenue
Nashville TN 37243
(615) 532-0065 Ext. 0000

Date:	11/15/2021
Customer ID:	356455

MASSEY GREEN DEVELOPER, LLC
355 TARA LANE
MEMPHIS TN 38111

Due 11/30/2021

Document No.	Date	Code	Description	Reference	Amount	Balance
	8/1/2021	BBF			$2,124.70	$2,124.70
INV00000000648395	8/15/2021	INV	INV00000000648395		$125.00	$2,249.70
FCHRG000000464336	9/1/2021	PI	Penalty - 2nd Demand	INV00000000645791	$6.25	$2,255.95
FCHRG000000464481	9/1/2021	PI	Interest - 2nd Demand	INV00000000645791	$0.98	$2,256.93
FCHRG000000465817	10/1/2021	PI	Penalty - 3rd Demand	INV00000000645791	$6.25	$2,263.18
FCHRG000000465955	10/1/2021	PI	Interest - 3rd Demand	INV00000000645791	$1.01	$2,264.19
FCHRG000000466228	10/1/2021	PI	Penalty - 2nd Demand	INV00000000648395	$6.25	$2,270.44
FCHRG000000466552	10/1/2021	PI	Interest - 2nd Demand	INV00000000648395	$1.01	$2,271.45
INV00000000658709	10/15/2021	INV	INV00000000658709		$1,000.00	$3,271.45
FCHRG000000467943	11/1/2021	PI	Penalty - Collection	INV00000000645791	$6.97	$3,278.42
FCHRG000000468085	11/1/2021	PI	Interest - Collection	INV00000000645791	$1.09	$3,279.51
FCHRG000000468315	11/1/2021	PI	Penalty - 3rd Demand	INV00000000648395	$6.61	$3,286.12
FCHRG000000468634	11/1/2021	PI	Interest - 3rd Demand	INV00000000648395	$1.04	$3,287.16
					Amount Due:	$3,287.16

WPC 3RD DEMAND
EMAIL QUESTIONS TO: TDEC.FEES@TN.GOV

Current	31 - 60 Days	61 - 90 Days	91 and Over
$3,287.16	$0.00	$0.00	$0.00

Codes:

INV = Sales / Invoices	PI = Penalty Interest	CR = Credit Memos
SCH = Scheduled Payments	SVC = Service / Repairs	RTN = Returns
DR = Debit Memos	WRN = Warranties	PMT = Payments

STATEMENT

Date:	11/15/2021
Customer ID:	356455

TN Dept Env & Conservation
WRS TN Tower, 10th Floor
312 Rosa L. Parks Avenue
Nashville TN 37243
(615) 532-0065 Ext. 0000

MASSEY GREEN DEVELOPER, LLC
355 TARA LANE
MEMPHIS TN 38111

Due 11/30/2021

Document No.	Date	Code	Description	Reference	Amount	Balance
	8/1/2021	BBF			$2,124.70	$2,124.70
INV00000000648395	8/15/2021	INV	INV00000000648395		$125.00	$2,249.70
FCHRG000000464336	9/1/2021	PI	Penalty - 2nd Demand	INV00000000645791	$6.25	$2,255.95
FCHRG000000464481	9/1/2021	PI	Interest - 2nd Demand	INV00000000645791	$0.98	$2,256.93
FCHRG000000465817	10/1/2021	PI	Penalty - 3rd Demand	INV00000000645791	$6.25	$2,263.18
FCHRG000000465955	10/1/2021	PI	Interest - 3rd Demand	INV00000000645791	$1.01	$2,264.19
FCHRG000000466228	10/1/2021	PI	Penalty - 2nd Demand	INV00000000648395	$6.25	$2,270.44
FCHRG000000466552	10/1/2021	PI	Interest - 2nd Demand	INV00000000648395	$1.01	$2,271.45
INV00000000658709	10/15/2021	INV	INV00000000658709		$1,000.00	$3,271.45
FCHRG000000467943	11/1/2021	PI	Penalty - Collection	INV00000000645791	$6.97	$3,278.42
FCHRG000000468085	11/1/2021	PI	Interest - Collection	INV00000000645791	$1.09	$3,279.51
FCHRG000000468315	11/1/2021	PI	Penalty - 3rd Demand	INV00000000648395	$6.61	$3,286.12
FCHRG000000468634	11/1/2021	PI	Interest - 3rd Demand	INV00000000648395	$1.04	$3,287.16
					Amount Due:	$3,287.16

FINAL NOTICE

COLLECTIONS

WPC 3RD DEMAND
EMAIL QUESTIONS TO: TDEC.FEES@TN.GOV

Current	31 - 60 Days	61 - 90 Days	91 and Over
$3,287.16	$0.00	$0.00	$0.00

Codes:

INV = Sales / Invoices	PI = Penalty Interest	CR = Credit Memos
SCH = Scheduled Payments	SVC = Service / Repairs	RTN = Returns
DR = Debit Memos	WRN = Warranties	PMT = Payments

Available Bills

payit901

Parcel 0671020A000840
2021 (N) Tax: Due February 28, 2022 $795.23

Parcel L0150000005490
2021 (S) Tax: Due February 28, 2022 $6,145.31

Parcel L0150000005490
2021 (L) Tax: Due February 28, 2022 $1,852.50

Parcel L0150000005510
2021 (L) Tax: Due February 28, 2022 $1,298.70

Parcel L0150000005510
2021 (S) Tax: Due February 28, 2022 $4,308.19

Parcel L0150000005520
2021 (S) Tax: Due February 28, 2022 $4,308.19

Parcel L0150000005520
2021 (L) Tax: Due February 28, 2022 $1,298.70

Parcel L0150000005540
2021 (L) Tax: Due February 28, 2022 $2,706.34

Parcel L0150000005540
2021 (S) Tax: Due February 28, 2022 $8,977.76

2021 Property Tax Bill Details

$6,145.31

2021 (S) Tax: Due February 28, 2022

Property Information

Property Address	9745 Us Highway 70 Lakeland
Parcel	L0150000005490
Owner	Lakeland Commons Lp
Owner Address	6075 Poplar Ave Memphis, TN 38119-4702

2021 Taxes

Assessed Value	$178,125.00
Taxing Authority	Shelby County
Town Code	S
Base Tax	$6,145.31
Interest & Penalties	$0.00
Total Due	$6,145.31

2021 Property Tax Bill Details

$1,852.50

2021 (L) Tax: Due February 28, 2022

Property Information

Property Address	9745 Us Highway 70 Lakeland
Parcel	L0150000005490
Owner	Lakeland Commons Lp
Owner Address	6075 Poplar Ave Memphis, TN 38119-4703

2021 Taxes

Assessed Value	$178,125.00
Taxing Authority	Lakeland
Town Code	L
Base Tax	$1,852.50
Interest & Penalties	$0.00
Total Due	$1,852.50

Available Bills

payit901

Parcel 0671020A000840 2021 (N) Tax: Due February 28, 2022	$795.23
Parcel L0150000005490 2021 (S) Tax: Due February 28, 2022	$6,145.31
Parcel L0150000005490 2021 (L) Tax: Due February 28, 2022	$1,852.50
Parcel L0150000005510 2021 (L) Tax: Due February 28, 2022	$1,298.70
Parcel L0150000005510 2021 (S) Tax: Due February 28, 2022	$4,308.19
Parcel L0150000005520 2021 (S) Tax: Due February 28, 2022	$4,308.19
Parcel L0150000005520 2021 (L) Tax: Due February 28, 2022	$1,298.70
Parcel L0150000005540 2021 (L) Tax: Due February 28, 2022	$2,706.34
Parcel L0150000005540 2021 (S) Tax: Due February 28, 2022	$8,977.76

Available Bills

payit901

Parcel 0671020A000840 2021 (N) Tax: Due February 28, 2022	$795.23
Parcel L0150000005490 2021 (S) Tax: Due February 28, 2022	$6,145.31
Parcel L0150000005490 2021 (L) Tax: Due February 28, 2022	$1,852.50
Parcel L0150000005510 2021 (L) Tax: Due February 28, 2022	$1,298.70
Parcel L0150000005510 2021 (S) Tax: Due February 28, 2022	$4,308.19
Parcel L0150000005520 2021 (S) Tax: Due February 28, 2022	$4,308.19
Parcel L0150000005520 2021 (L) Tax: Due February 28, 2022	$1,298.70
Parcel L0150000005540 2021 (L) Tax: Due February 28, 2022	$2,706.34
Parcel L0150000005540 2021 (S) Tax: Due February 28, 2022	$8,977.76

2021 Property Tax Bill Details

$1,298.70

2021 (L) Tax: Due February 28, 2022

Property Information

Property Address	9791 Us Highway 70 Lakeland
Parcel	L0150000005510
Owner	Lakeland Commons Lp
Owner Address	6075 Poplar Ave Memphis, TN 38119-4703

2021 Taxes

Assessed Value	$124,875.00
Taxing Authority	Lakeland
Town Code	L
Base Tax	$1,298.70
Interest & Penalties	$0.00
Total Due	$1,298.70

2021 Property Tax Bill Details

Appeal Tax Bill

payit901

$4,308.19

2021 (S) Tax: Due February 28, 2022

Parcel 0671020A000840
2021 (N) Tax: Due February 28, 2022 $795.23 >

Parcel L0150000005490
2021 (S) Tax: Due February 28, 2022 $6,145.31 >

Property Information

Parcel L0150000005490
2021 (L) Tax: Due February 28, 2022 $1,852.50 >

Property Address 9791 Us Highway 70 Lakeland

Parcel L0150000005510
2021 (L) Tax: Due February 28, 2022 $1,298.70 >

Parcel L0150000005510

Parcel L0150000005510
2021 (S) Tax: Due February 28, 2022 $4,308.19 >

Owner Lakeland Commons Lp

Owner Address 6075 Poplar Ave Memphis, TN 38119-4703

Parcel L0150000005520
2021 (S) Tax: Due February 28, 2022 $4,308.19 >

2021 Taxes

Parcel L0150000005520
2021 (L) Tax: Due February 28, 2022 $1,298.70 >

Assessed Value $124,875.00

Parcel L0150000005540
2021 (L) Tax: Due February 28, 2022 $2,706.34 >

Taxing Authority Shelby County

Town Code S

Parcel L0150000005540
2021 (S) Tax: Due February 28, 2022 $8,977.76 >

Base Tax $4,308.19

Interest & Penalties $0.00

Total Due $4,308.19

2021 Property Tax Bill Details

$4,308.19

2021 (S) Tax: Due February 28, 2022

Property Information

Property Address	9811 Us Highway 70 Lakeland
Parcel	L0150000005520
Owner	Lakeland Commons Lp
Owner Address	6075 Poplar Ave Memphis, TN 38119-4703

2021 Taxes

Assessed Value	$124,875.00
Taxing Authority	Shelby County
Town Code	S
Base Tax	$4,308.19
Interest & Penalties	$0.00
Total Due	$4,308.19

Available Tax Bills

payit901

Parcel 0671020A000840 **2021 (N) Tax: Due February 28, 2022**	$795.23 ›
Parcel L0150000005490 **2021 (S) Tax: Due February 28, 2022**	$6,145.31 ›
Parcel L0150000005490 **2021 (L) Tax: Due February 28, 2022**	$1,852.50 ›
Parcel L0150000005510 **2021 (L) Tax: Due February 28, 2022**	$1,298.70 ›
Parcel L0150000005510 **2021 (S) Tax: Due February 28, 2022**	$4,308.19 ›
Parcel L0150000005520 **2021 (S) Tax: Due February 28, 2022**	$4,308.19 ›
Parcel L0150000005520 **2021 (L) Tax: Due February 28, 2022**	$1,298.70 ›
Parcel L0150000005540 **2021 (L) Tax: Due February 28, 2022**	$2,706.34 ›
Parcel L0150000005540 **2021 (S) Tax: Due February 28, 2022**	$8,977.76 ›

2021 Property Tax Bill Details

$1,298.70

2021 (L) Tax: Due February 28, 2022

Property Information

Property Address	9811 Us Highway 70 Lakeland
Parcel	L01500000005520
Owner	Lakeland Commons Lp
Owner Address	6075 Poplar Ave Memphis, TN 38119-4703

2021 Taxes

Assessed Value	$124,875.00
Taxing Authority	Lakeland
Town Code	L
Base Tax	$1,298.70
Interest & Penalties	$0.00
Total Due	$1,298.70

Applicable Bills

payit901

Parcel 0671020A000840 **2021 (N) Tax: Due February 28, 2022**	$795.23
Parcel L01500000005490 **2021 (S) Tax: Due February 28, 2022**	$6,145.31
Parcel L01500000005490 **2021 (L) Tax: Due February 28, 2022**	$1,852.50
Parcel L01500000005510 **2021 (L) Tax: Due February 28, 2022**	$1,298.70
Parcel L01500000005510 **2021 (S) Tax: Due February 28, 2022**	$4,308.19
Parcel L01500000005520 **2021 (S) Tax: Due February 28, 2022**	$4,308.19
Parcel L01500000005520 **2021 (L) Tax: Due February 28, 2022**	$1,298.70
Parcel L01500000005540 **2021 (L) Tax: Due February 28, 2022**	$2,706.34
Parcel L01500000005540 **2021 (S) Tax: Due February 28, 2022**	$8,977.76

2021 Property Tax Bill Details

$2,706.34

2021 (L) Tax: Due February 28, 2022

Property Information

Property Address	9735 Memphis Arlington Lakeland
Parcel	L0150000005540
Owner	Lakeland Commons Lp
Owner Address	6075 Poplar Ave Memphis, TN 38119-4702

2021 Taxes

Assessed Value	$260,225.00
Taxing Authority	Lakeland
Town Code	L
Base Tax	$2,706.34
Interest & Penalties	$0.00
Total Due	$2,706.34

Available Bills

payit901

Parcel 0671020A000840 2021 (N) Tax: Due February 28, 2022	$795.23
Parcel L0150000005490 2021 (S) Tax: Due February 28, 2022	$6,145.31
Parcel L0150000005490 2021 (L) Tax: Due February 28, 2022	$1,852.50
Parcel L0150000005510 2021 (L) Tax: Due February 28, 2022	$1,298.70
Parcel L0150000005510 2021 (S) Tax: Due February 28, 2022	$4,308.19
Parcel L0150000005520 2021 (S) Tax: Due February 28, 2022	$4,308.19
Parcel L0150000005520 2021 (L) Tax: Due February 28, 2022	$1,298.70
Parcel L0150000005540 2021 (L) Tax: Due February 28, 2022	$2,706.34
Parcel L0150000005540 2021 (S) Tax: Due February 28, 2022	$8,977.76

2021 Property Tax Bill Details

$8,977.76

2021 (S) Tax: Due February 28, 2022

Property Information

Property Address	9735 Memphis Arlington Lakeland
Parcel	L0150000005540
Owner	Lakeland Commons Lp
Owner Address	6075 Poplar Ave Memphis, TN 38119-4703

2021 Taxes

Assessed Value	$260,225.00
Taxing Authority	Shelby County
Town Code	S
Base Tax	$8,977.76
Interest & Penalties	$0.00
Total Due	$8,977.76

Payable Tax Bills
paylt901

Parcel 0671020A000840 2021 (N) Tax: Due February 28, 2022	$795.23
Parcel L0150000005490 2021 (S) Tax: Due February 28, 2022	$6,145.31
Parcel L0150000005490 2021 (L) Tax: Due February 28, 2022	$1,852.50
Parcel L0150000005510 2021 (L) Tax: Due February 28, 2022	$1,298.70
Parcel L0150000005510 2021 (S) Tax: Due February 28, 2022	$4,308.19
Parcel L0150000005520 2021 (S) Tax: Due February 28, 2022	$4,308.19
Parcel L0150000005520 2021 (L) Tax: Due February 28, 2022	$1,298.70
Parcel L0150000005540 2021 (L) Tax: Due February 28, 2022	$2,706.34
Parcel L0150000005540 2021 (S) Tax: Due February 28, 2022	$8,977.76