CITY OF LAKELAND TENNESSEE

Industrial Development Board
Regular Meeting Agenda Agenda
Thursday, June 23, 2022, 5:30 PM
City Hall, Lakeland, Tennessee 38002

I. CALL TO ORDER:

II. ROLL CALL:

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:

1. May 26, 2022

IV. PUBLIC DISCUSSION:

V. REPORTS OF OFFICERS AND COMMITTEES:

VI. OLD BUSINESS:

VII. NEW BUSINESS:

1. Consideration of TIF Draw Request for Lakeland Commons

2. Consideration of A2H Professional Services Contract Amendment for Lakeland Commons

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

INDUSTRIAL DEVELOPMENT BOARD
MEETING MINUTES
THURSDAY, MAY 26, 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	(at 5:34 p.m.)
Angie Grooms	Absent	(excused)
Adam Henry	Present	
Alan Johnson	Present	
(C) Joseph Laster	Present	

Others present:
Shane Horn, City Manager
Michael Walker, Finance Director
Donald Anthony, Planning Director

For the record: Present in the audience were the following:
Commissioner Richard Gonzales and Commissioner Wesley Wright.

III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
Mr. Acton moved to approve the previous meeting minutes of April 28, 2022, as written, seconded by Mr. Brannen.

Motion passed unanimously, voice vote, 5 in favor 0 against. *(Only 5 members present at the time of vote)*

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

   Discussion ensued.

After the discussion, Mr. Acton moved to approve the resolution as presented, seconded by Mr. Burnett

The resolution passed unanimously, voice vote, 6 in favor 0 against. *(See Resolution 2022/05-01 on file)*

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

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

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

The meeting was adjourned at 5:36 p.m. on Thursday, May 26, 2022.

____

Alan Johnson, *Secretary*

ATTEST:

____

Debra Murrell, *City Recorder*

These minutes were approved Thursday, June 23, 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 2022/06-01

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; and

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; 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.

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 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: June 23, 2022

____
Steve Laster, *Chair*

Attest:

____
Alan Johnson, *Secretary*

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 $ 832,811.50 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 June 10, 2022.

LAKELAND COMMONS, LLC

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

APPROVED BY:

SIMMONS BANK

By:__________________
Title:__________________

DESCRIPTION Lakeland TIF PH 2 - Simmons Bank - LN#	PROJECT BUDGET PHASE I BALANCES	REALLOCATIONS PREV. ADJ.	CURRENT ADJ.	REVISED FOR PHASE II	DRAW REQUESTS 5/26/21 DRAW 1 - PRE-CLOSING - Funded 6//21	6/21/21 CLOSING OF INCREASE	7/13/21 DRAW 2	8/11/21 DRAW 3	9/10/21 DRAW 4	10/13/21 DRAW 5	11/17/21 DRAW 6	12/12/21 DRAW 7	1/14/22 DRAW 8	2/15/22 DRAW 9	4/12/22 DRAW 10	5/13/22 DRAW 11	6/10/22 DRAW 12	DRAW 13	DRAW 14	TOTAL	%	BALANCE TO FUND (Incl. Retainage)
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	$0.00	$0.00	$0.00		$0.00
HARD COSTS: *RETAINAGE %*																						
Infrastructure 5%	$3,028,491.70	$3,265,643.69		$6,294,135.39	$220,947.20		$299,186.35	$178,239.00	$217,169.05	$229,520.95	$205,124.00	$121,246.60	$236,838.15		$128,906.45	$387,487.90	$788,280.55			$6,041,437.90	96%	$252,697.49
Simmons Retainage Escrow Account	$159,394.30	($159,394.30)		$0.00	$11,628.80		$15,746.65	$9,381.00	$11,429.95	$12,080.05	$10,796.00	$6,381.40	($236,838.15)		$6,784.55	$20,394.10	$41,488.45			$68,667.10		($68,667.10)
																				$0.00		$0.00
SUB TOTAL HARD COSTS	$3,187,886.00	$3,106,249.39	$0.00	$6,294,135.39	$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	$135,691.00	$407,882.00	$829,769.00	$0.00	$0.00	$6,110,105.00	97%	$184,030.39
SOFT COSTS:																						
Architect	657,162.07	$326,570.00	($6,017.50)	$977,714.57	$25,167.48		$4,250.00						$23,722.50							$710,302.05	73%	$267,412.52
Engineering	112,459.48	$24,110.00		$136,569.48				$2,215.00		$1,995.00			$19,900.00							$136,569.48	100%	$0.00
Insurance & Bonding	30,528.00	$44,790.77		$75,318.77	$1,092.00		$12,414.00													$44,034.00	58%	$31,284.77
Planning / Consulting	104,948.17	$4,155.36	$750.00	$109,853.53	$1,200.00						$1,050.00			$1,905.36		$750.00				$109,853.53	100%	$0.00
Lakeland Fees	434,283.74	$0.00		$434,283.74																$434,283.74	100%	$0.00
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	$49,571.47		$300,961.52	$7,308.50	$29,000.00	$165.00				$1,645.05			$1,452.92						$290,961.52	97%	$10,000.00
MLGW / Utility Connections	358,886.09	$15,209.23		$374,095.32											$15,209.23					$374,095.32	100%	$0.00
RE Taxes	31,058.77	$30,895.69		$61,954.46										$30,895.69						$61,954.46	100%	$0.00
Interest Reserve	191,187.15	$559,104.31		$750,291.46	$63,641.43	$59,448.68				$73,567.73			$72,160.69		$75,035.02					$535,040.70	71%	$215,250.76
Inspection Fees (8)	24,370.00	$15,000.00	$5,267.50	$44,637.50	$3,020.00		$2,090.00	$1,650.00	$1,710.00	$1,540.00	$660.00	$1,887.50	$585.00		$325.00	$2,300.00	$3,042.50			$43,180.00	97%	$1,457.50
Contingency	$53,662.63	$14,576.97		$68,239.60								$11,576.97		$3,000.00						$68,239.60	100%	$0.00
SUB TOTAL SOFT COSTS	$2,304,708.85	$1,151,155.76	$0.00	$3,455,864.61	$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	$90,569.25	$3,050.00	$3,042.50	$0.00	$0.00	$2,930,459.06	85%	$525,405.55
				$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	$226,260.25	$410,932.00	$832,811.50	$0.00	$0.00	$9,040,564.06	93%	$709,435.94
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	$226,260.25	$410,932.00	$832,811.50	$0.00	$0.00	$9,040,564.06	93%	$709,435.94
				$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	$226,260.25	$410,932.00	$832,811.50	$0.00	$0.00	$9,040,564.06	93%	$709,435.94
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	$0.00	$0.00	$0.00	$0.00		$0.00
- 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	$6,784.55	$27,178.65	$68,667.10	$68,667.10	$68,667.10	$27,178.65		

AIA® Document G702™ – 1992

Application and Certificate for Payment

TO OWNER: Lakeland Town Center, LLC 355 Tara Lane Memphis , TN 38111	**PROJECT:** Lakeland Commons-Ph2 Site Pkg 4836 Village Lot Cove Lakeland, TN 38002	**APPLICATION NO:** 3 **PERIOD TO:** 5/31/22 **CONTRACT FOR:** **CONTRACT DATE:** **PROJECT NOS:** 21020 / /	**Distribution to:** OWNER ☐ ARCHITECT ☐ CONTRACTOR ☐ FIELD ☐ OTHER ☐
FROM CONTRACTOR: Montgomery Martin Contractors, LLC 8245 Tournament Drive Suite 300 Memphis, TN 38125	**VIA ARCHITECT:**		

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** .... $ 2,201,737.00
2. **NET CHANGE BY CHANGE ORDERS** .... $ 0.00
3. **CONTRACT SUM TO DATE** *(Line 1 ± 2)* .... $ 2,201,737.00
4. **TOTAL COMPLETED & STORED TO DATE** *(Column G on G703)* ...... $ 1,373,342.00
5. **RETAINAGE:**
   - a. 5.0 % of Completed Work *(Columns D + E on G703)* $ 68,667.10
   - b. 5.0 % of Stored Material *(Column F on G703)* $ 0.00

   Total Retainage *(Lines 5a + 5b, or Total in Column I of G703)*...... $ 68,667.10
6. **TOTAL EARNED LESS RETAINAGE** .... $ 1,304,674.90
   (Line 4 minus Line 5 Total)
7. **LESS PREVIOUS CERTIFICATES FOR PAYMENT** .... $ 516,394.35
   (Line 6 from prior Certificate)
8. **CURRENT PAYMENT DUE** .... $ 788,280.55
9. **BALANCE TO FINISH, INCLUDING RETAINAGE**
   (Line 3 minus Line 6) $ 897,062.10

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$ 0.00	$ 0.00
Total approved this month	$ 0.00	$ 0.00
TOTAL	$ 0.00	$ 0.00
NET CHANGES by Change Order	$ 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: Montgomery Martin Contractors, LLC

By: [signature] Date: 5-31-22

State of: TN

County of: Shelby

Subscribed and sworn to before me this 31st day of May 2022

Notary Public: Sandi S. White

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.

AIA® Document G703™ – 1992

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: 3
APPLICATION DATE: 5/31/22
PERIOD TO: 5/31/22
ARCHITECT'S PROJECT NO 21020

A	B	C	D	E	F	G		H	I
			WORK COMPLETED						
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION *(D + E)*	THIS PERIOD	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)*
SUB	TOTAL								
1	General Conditions	111,017.00	55,508.00	27,754.00	0.00	83,262.00	75	27,755.00	4,163.10
2	Testing Allowance	50,000.00	330.00	5,767.00	0.00	6,097.00	12	43,903.00	304.85
3	Site Clearing & Earthwork	660,787.00	313,873.00	235,105.00	0.00	548,978.00	83	111,809.00	27,448.90
4	Undercutting Allowance	25,000.00	0.00	19,970.00	0.00	19,970.00	80	5,030.00	998.50
5	Erosion Control	54,127.00	18,944.00	0.00	0.00	18,944.00	35	35,183.00	947.20
6	Flocking Allowance	36,304.00	0.00	1,600.00	0.00	1,600.00	4	34,704.00	80.00
7	Sanitary Sewer	144,012.00	33,123.00	100,000.00	0.00	133,123.00	92	10,889.00	6,656.15
8	Storm Drainage	478,087.00	57,370.00	206,300.00	0.00	263,670.00	55	214,417.00	13,183.50
9	Retaining Walls	534,430.00	42,755.00	200,000.00	0.00	242,755.00	45	291,675.00	12,137.75
10	Sleeving Allowance	15,000.00	0.00	0.00	0.00	0.00	0	15,000.00	0.00
11	Insurances	9,536.00	763.00	1,359.00	0.00	2,122.00	22	7,414.00	106.10
	SUB TOTAL	2,118,300.00	522,666.00	797,855.00	0.00	1,320,521.00	62	797,779.00	66,026.05
	GRAND TOTAL								

AIA® Document G703™ – 1992

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: 3
APPLICATION DATE: 5/31/22
PERIOD TO: 5/31/22
ARCHITECT'S PROJECT NO: 21020

A	B	C	D	E	F	G		H	I
			WORK COMPLETED						
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	FROM PREVIOUS APPLICATION *(D + E)*	THIS PERIOD	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)*
12	Contractors Fee & Overhead 4%	83,437.00	20,907.00	31,914.00	0.00	52,821.00	63	30,616.00	2,641.05
	GRAND TOTAL	2,201,737.00	543,573.00	829,769.00	0.00	1,373,342.00	62	828,395.00	68,667.10

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 2
4836 VILLAGE LOT COVE 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 $788,280.55 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 31st DAY OF May, 2022

MONTGOMERY MARTIN CONTRACTORS, LLC

BY: Ridge Bass

Ridge Bass
Project Executive

Subscribed and sworn to me this
31st Day May,2022

Notary Public: Sandi S White

My Commission Expires: 9-7-22

Lakeland Commons Phase 2 - Sitework Allowance Log Updated: 5.31.22					
Item #	**Description**	**Amount**	**Adjustments**	**Date**	**Comments**
1	**Testing Allowance**	**$ 50,000**			
1a	PSI Invoices dated 3/31/22		$ (330)	4.29.22	See Pay App #2
1b	PSI Invoices dated 4/30/22		$ (5,767)		See Pay App #3
1c			$ -		
1d			$ -		
1e			$ -		
1f			$ -		
1g			$ -		
1T	**Amount Remaining - Testing**	**$ 43,904**			
2	Undercutting Allowance	$ 25,000			
2a	Acuff Invoice Dated 5/25		$ (19,970)		See Pay App #3
2b					
2c					
2d					
2e					
2f					
2g					
2T	Amount Remaining - Undercutting	$ 5,030			
3	**Flocking Allowance**	**$ 36,304**			
3a	B&C Invoice 4/28		$ (1,600)		See Pay App #3
3b					

3c					
3d					
3e					
3f					
3g					
3T	**Amount Remaining - Flocking**	**$ 34,704**			
4	Sleeving Allowance	$ 15,000			
4a					
4b					
4c					
4T	Amount Remaining - Sleeving	$ 15,000			

psi *Information To Build On*

Engineering • Consulting • Testing

Professional Service Industries, Inc.

www.psiusa.com

MEMPHIS CS DEPT
MEMPHIS, TN 38118
(901) 365-1802

Federal ID 37-0962090

ATTN: Ridge Bass
MONTGOMERY MARTIN CONTRACTORS
8245 TOURNAMENT DRIVE
SUITE 300
MEMPHIS TN 38125

MONTGOMERY MARTIN CONTRACTORS
8245 TOURNAMENT DRIVE
SUITE 300
MEMPHIS TN 38125

Customer #	Purchase Order	Project Number	Date	Invoice #	Page
13004		05012771	04/30/22	00819837	0004

Project: LAKELAND COMMONS PH 2

Date	Work Order Nbr	Description	Quantity	Unit Cost	Amount
04/26/22	05012771-10	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
04/26/22	05012771-10	REPORT REVIEW	0.90	110.00	99.00
04/26/22	05012771-9	ENGINEERING TECH (HR)	8.00	47.00	376.00
04/26/22	05012771-9	ENGINEERING TECH OT (HR)	1.00	70.50	70.50
04/26/22	05012771-9	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
04/26/22	05012771-9	REPORT REVIEW	0.90	110.00	99.00
04/27/22	05012771-11	ENGINEERING TECH (HR)	8.00	47.00	376.00
04/27/22	05012771-11	ENGINEERING TECH OT (HR)	1.00	70.50	70.50
04/27/22	05012771-11	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
04/27/22	05012771-11	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
04/27/22	05012771-11	REPORT REVIEW	1.10	110.00	121.00
				Invoice Total:	$5,766.50
				Balance Due:	$5,766.50

TERMS: NET 30 DAYS. A SERVICE CHARGE OF 1.5% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% WILL BE ADDED TO ALL PAST DUE ACCOUNTS. FOR QUESTIONS REGARDING THIS INVOICE, PLEASE CALL THE PHONE NUMBER ABOVE.

MMC JOB # 21024

To assure proper credit to your accou[nt], please return with your check ma[d]e payable to PSI.

Please mail remittance to:

Customer #	Invoice #	Project Number	Amount Enclosed
13004	00819837	05012771	

Pstd Date:

Job Cost Code: 20500

Professional Service Industries, Inc.
PO Box 74008418
Chicago, IL 60674-8418

P.O. # :

GL Code: Labor (501)/ MAT (502)/SUB (503)/ Other (504)/ Equipment (506) 504

OK TO PAY? CH

RECEIVED
MAY 09 2022
MontgomeryMartinContractors

psi *Information To Build On*

Federal ID 37-0962090
Engineering • Consulting • Testing

Professional Service Industries, Inc.
www.psiusa.com

MEMPHIS CS DEPT
MEMPHIS, TN 38118
(901) 365-1802

ATTN: Ridge Bass
MONTGOMERY MARTIN CONTRACTORS
8245 TOURNAMENT DRIVE
SUITE 300
MEMPHIS TN 38125

MONTGOMERY MARTIN CONTRACTORS
8245 TOURNAMENT DRIVE
SUITE 300
MEMPHIS TN 38125

Customer #	Purchase Order	Project Number	Date	Invoice #	Page
13004		05012771	04/30/22	00819837	0001

Project: LAKELAND COMMONS PH 2

Date	Work Order Nbr	Description	Quantity	Unit Cost	Amount
04/05/22	05012771-1	ENGINEERING TECH, SR (HR)	2.00	55.00	110.00
04/05/22	05012771-1	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
04/05/22	05012771-1	REPORT REVIEW	0.40	110.00	44.00
04/08/22	05012771-2	ENGINEERING TECH, SR (HR)	4.00	55.00	220.00
04/08/22	05012771-2	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
04/08/22	05012771-2	REPORT REVIEW	0.60	110.00	66.00
04/09/22	05012771-3	ENGINEERING TECH OT (HR)	4.00	70.50	282.00
04/09/22	05012771-3	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
04/09/22	05012771-3	REPORT REVIEW	0.50	110.00	55.00
04/15/22	05012771-4	ENGINEERING TECH (HR)	7.00	47.00	329.00
04/15/22	05012771-4	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
				Invoice Total:	*Continued*

TERMS: NET 30 DAYS. A SERVICE CHARGE OF 1.5% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% WILL BE ADDED TO ALL PAST DUE ACCOUNTS. FOR QUESTIONS REGARDING THIS INVOICE, PLEASE CALL THE PHONE NUMBER ABOVE.

To assure proper credit to your account, please return with your check made payable to PSI.

Please mail remittance to:

Customer #	Invoice #	Project Number	Amount Enclosed
13004	00819837	05012771	

Professional Service Industries, Inc.
PO Box 74008418
Chicago, IL 60674-8418

RECEIVED
MAY 09 2022
MontgomeryMartinContractors

Information To Build On
Engineering • Consulting • Testing

Professional Service Industries, Inc.
www.psiusa.com

MEMPHIS CS DEPT
MEMPHIS, TN 38118
(901) 365-1802

Federal ID 37-0962090

ATTN: Ridge Bass
MONTGOMERY MARTIN CONTRACTORS
8245 TOURNAMENT DRIVE
SUITE 300
MEMPHIS TN 38125

MONTGOMERY MARTIN CONTRACTORS
8245 TOURNAMENT DRIVE
SUITE 300
MEMPHIS TN 38125

Customer #	Purchase Order	Project Number	Date	Invoice #	Page
13004		05012771	04/30/22	00819837	0002

Project: LAKELAND COMMONS PH 2

Date	Work Order Nbr	Description	Quantity	Unit Cost	Amount
04/15/22	05012771-4	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
04/15/22	05012771-4	REPORT REVIEW	0.90	110.00	99.00
04/19/22	05012771-5	ENGINEERING TECH (HR)	8.00	47.00	376.00
04/19/22	05012771-5	ENGINEERING TECH OT (HR)	2.00	70.50	141.00
04/19/22	05012771-5	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
04/19/22	05012771-5	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
04/19/22	05012771-5	REPORT REVIEW	1.20	110.00	132.00
04/20/22	05012771-6	ENGINEERING TECH, SR (HR)	6.00	55.00	330.00
04/20/22	05012771-6	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
04/20/22	05012771-6	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
04/20/22	05012771-6	REPORT REVIEW	0.90	110.00	99.00
				Invoice Total:	*Continued*

TERMS: NET 30 DAYS. A SERVICE CHARGE OF 1.5% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% WILL BE ADDED TO ALL PAST DUE ACCOUNTS. FOR QUESTIONS REGARDING THIS INVOICE, PLEASE CALL THE PHONE NUMBER ABOVE.

To assure proper credit to your account, please return with your check made payable to PSI.

Please mail remittance to:

Customer #	Invoice #	Project Number	Amount Enclosed
13004	00819837	05012771	

Professional Service Industries, Inc.
PO Box 74008418
Chicago, IL 60674-8418

Information To Build On

Engineering • Consulting • Testing

Professional Service Industries, Inc.
www.psiusa.com

MEMPHIS CS DEPT
MEMPHIS, TN 38118
(901) 365-1802

Federal ID 37-0962090

ATTN: Ridge Bass
MONTGOMERY MARTIN CONTRACTORS
8245 TOURNAMENT DRIVE
SUITE 300
MEMPHIS TN 38125

MONTGOMERY MARTIN CONTRACTORS
8245 TOURNAMENT DRIVE
SUITE 300
MEMPHIS TN 38125

Customer #	Purchase Order	Project Number	Date	Invoice #	Page
13004		05012771	04/30/22	00819837	0003

Project: LAKELAND COMMONS PH 2

Date	Work Order Nbr	Description	Quantity	Unit Cost	Amount
04/22/22	05012771-7	ENGINEERING TECH (HR)	8.00	47.00	376.00
04/22/22	05012771-7	ENGINEERING TECH OT (HR)	1.00	70.50	70.50
04/22/22	05012771-7	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
04/22/22	05012771-7	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
04/22/22	05012771-7	REPORT REVIEW	1.10	110.00	121.00
04/23/22	05012771-8	ENGINEERING TECH OT (HR)	6.00	70.50	423.00
04/23/22	05012771-8	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
04/23/22	05012771-8	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
04/23/22	05012771-8	REPORT REVIEW	0.90	110.00	99.00
04/26/22	05012771-10	ENGINEERING TECH (HR)	6.00	47.00	282.00
04/26/22	05012771-10	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
				Invoice Total:	*Continued*

TERMS: NET 30 DAYS. A SERVICE CHARGE OF 1.5% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18% WILL BE ADDED TO ALL PAST DUE ACCOUNTS. FOR QUESTIONS REGARDING THIS INVOICE, PLEASE CALL THE PHONE NUMBER ABOVE.

To assure proper credit to your account, please return with your check made payable to PSI.

Please mail remittance to:

Customer #	Invoice #	Project Number	Amount Enclosed
13004	00819837	05012771	

Professional Service Industries, Inc.
PO Box 74008418
Chicago, IL 60674-8418

ACUFF ENTERPRISES

DATE: MAY 25, 2022

TO: MONTGOMERY MARTIN CONTRACTORS

PROJECT NAME: LAKELAND COMMONS - UNDERCUT CHANGE ORDER

ITEM #	QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
		EARTHWORK - UNDERCUT		
1	1,997	CY Undercut @ Various Locations	$10.00	$19,970.00
		EARTHWORK - UNDERCUT TOTAL		**$19,970.00**

**** See attached for breakdown.***

YOURS TRULY,
ACUFF ENTERPRISES, INC.

Jason Acuff

JASON ACUFF
PROJECT MANAGER

1225 Forest Hill Irene Rd. • Cordova, TN 38018
(901) 386-1981 • Facsimile (901) 386-0165
"An Equal Opportunity Employer"

Date	Length	Width	Depth	Total CY	Cost per Cubic Yard	Total Cost Per Day
Friday, April 15, 2022	100	17	1.7	107	$10.00	$1,070.00
Tuesday, April 19, 2022	119	25	3	330	$10.00	$3,300.00
Tuesday, April 19, 2022	35	19	9	221	$10.00	$2,210.00
Tuesday, April 26, 2022	55	40	3	244	$10.00	$2,440.00
Tuesday, April 26, 2022	80	83	3	737	$10.00	$7,370.00
Wednesday, April 27, 2022	73	23	3	186	$10.00	$1,860.00
Wednesday, April 27, 2022	25	23	2	42	$10.00	$420.00
Tuesday, May 3, 2022	48	21	3.5	130	$10.00	$1,300.00
					Total	**$19,970.00**

B & C Construction Co., Inc.

P.O. BOX 488
ELLENDALE, TN. 38029-0488

INVOICE

Due date: 5/31/2022

Project:
MISC. JOBS (2021 - 2022)

Bill To:

LAKELAND COMMONS LLC
8245 TOURNAMENT DRIVE SUITE 300
MEMPHIS, TN 38125

Invoice number:	4-004
Invoice date:	4/28/2022
Our JobId:	2022
P.O.Number:	LAKELAND COMMONS

Terms:

Qty	Units	Description	Price	Amount
1	EACH	FLOC TRMT POND #2	1,600.00	1,600.00

MMC JOB #	21020
Pstd Date:	
Job Cost Code:	24000
P.O. # :	
GL Code: Labor (501)/ MAT (502)/SUB (503)/ Other (504)/ Equipment (506)	504
OK TO PAY?	Alf

RECEIVED
MAY 02 2022
MontgomeryMartinContractors

Total due: **1,600.00**

ALLWORLD
Project Management, LLC

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 22135
Date 06/01/2022

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

Professional Services through May 31,2022

Invoice Summary

Description		Prior Billed	Total Billed	Current Billed
PROJECT MANAGEMENT		2,090.00	2,090.00	0.00
SITE VISIT & REVIEW		10,345.00	10,675.00	330.00
REPORT PREPARATION		5,785.00	6,115.00	330.00
	Total	18,220.00	18,880.00	660.00

Professional Fees

Site Visit & Review

	Date	Hours	Rate	Billed Amount
Billable Time				
Ronald Hooks				
Project Manager 4				
	05/20/2022	3.00	110.00	330.00
Reviewed Pay app #11 for approval.				

Report Preparation

	Date	Hours	Rate	Billed Amount
Billable Time				
Ronald Hooks				
Project Manager 4				
	05/17/2022	3.00	110.00	330.00
Prepared approval letter for Pay App #11.				
	Professional Fees subtotal	6.00		660.00
			Invoice total	**660.00**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
22024	02/01/2022	1,200.00					1,200.00

ALLWORLD
Project Management, LLC

Bass, Berry & Sims PLC	Invoice Number	22135
Project **Project City of Lakeland Industrial Dev Board TIF Construction Monitoring**	Date	06/01/2022

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
22037	05/03/2022	440.00		440.00			
22109	05/03/2022	660.00		660.00			
22135	06/01/2022	660.00	660.00				
	Total	2,960.00	660.00	1,100.00	0.00	0.00	1,200.00

Approved by:

Rose K Stemmons

Rose K. Stemmons
Accounting Specialist

ENGINEERS · ARCHITECTS · PLANNERS

Accounting Department
3009 Davies Plantation Road
Lakeland, TN 38002-8215
P. 901.372.0404 ext.2004

City of Lakeland, TN
10001 Highway 70
Lakeland, TN 38002
Emily Harrell

Invoice number 52221
Date 05/31/2022

Project **19289 City of Lakeland - Lakeland, TN - CE&I for 40-acre Planned Mixed-Use TIF**

For services performed through 05/31/22

City of Lakeland
CE&I for 40-acre Planned Mixed-Use TIF
Lakeland, TN

Project Management And Construction Inspection Services

Hourly Professional Fees

	Units	Rate	Billed Amount
Engineer II			
Bob Watson	0.50	130.00	65.00
Construction Administrator I			
Bob Bird	16.50	90.00	1,485.00
Project Management And Construction Inspection Services subtotal			1,550.00

Invoice total **1,550.00**

LEM

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
52031	04/30/2022	832.50		832.50			
52221	05/31/2022	1,550.00	1,550.00				
	Total	2,382.50	1,550.00	832.50	0.00	0.00	0.00

A2H
ENGINEERS · ARCHITECTS · PLANNERS

May 20, 2022

Mr. Al Bright
Bass, Berry & Sims PLC
100 Peabody Place, Suite 1300
Memphis, TN 38103

RE: **Lakeland Commons TIF Phase II Payment Draw No. 12 Approval Request**

A2H # 19289

Dear Mr. Bright,

We have reviewed the application for Phase II Payment Draw No.12 dated June 10, 2022, for the Lakeland Commons Project, totaling an amount of **$832,811.50**. It includes Application for Payment #3 (AIA Document G702-1992 dated 05/31/2022) from Montgomery Martin Contractors, LLC, in the amount of $788,280.55. Based on observations during a visit to the project site on 6/17/2022, it appears that the work for which payment is being requested in the AIA document has been completed. All additional costs included in the reimbursement request appear to comply with eligibility requirements for the TIF, and supporting documentation has been included in the request. A2H recommends payment of the requested amount of $832,811.50. If there are any questions, please let me know.

Sincerely,

Robert C. Watson

Robert C. Watson, P.E.
Construction Administration – Manager
A2H, Inc.
901-487-5502
bobw@a2h.com

RESOLUTION 2022/06-02

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF LAKELAND, TENNESSEE, APPROVING PROFESSIONAL SERVICES CONTACT AMENDMENT #1 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, A2H, an engineering, architecture, and planning firm, was contracted by the Lakeland IDB through September 12, 2021, to provide professional services related to the development of the Lakeland Commons site in an amount note to exceed $30,000; and

WHEREAS, A2H has submitted Professional Services Contract Amendment #1, a copy of which is attached hereto as Exhibit B, to extend the time of performance to September 12, 2023, and to increase compensation to an amount not to exceed $60,000.

RESOLUTION 2022/06-02

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF LAKELAND, TENNESSEE, APPROVING PROFESSIONAL SERVICES CONTACT AMENDMENT #1 IN CONNECTION WITH THE TAX INCREMENT FINANCING FOR LAKELAND COMMONS, LP

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

RESOLVED, that Professional Services Contract Amendment #1 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 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: June 23, 2022

____

Steve Laster, *Chair*

Attest:

____

Alan Johnson, *Secretary*

RESOLUTION 2022/06-02

A RESOLUTION OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF LAKELAND, TENNESSEE, APPROVING PROFESSIONAL SERVICES CONTACT AMENDMENT #1 IN CONNECTION WITH THE TAX INCREMENT FINANCING FOR LAKELAND COMMONS, LP

Exhibit B

Professional Services Contract Amendment #1

See Attached

A2H
ENGINEERS • ARCHITECTS • PLANNERS

June 14, 2022

Donald Anthony, President
The Industrial Development Board of the City of Lakeland, Tennessee
10001 U.S. Highway 70
Lakeland, TN 38002

Re: Professional Services Contract Amendment #1 for
The Industrial Development Board of the City of Lakeland, Tennessee
CE&I for 40-acre Planned Mixed-Use TIF
Lakeland, TN

A2H # 19289

Dear Donald,

We are pleased to provide this Professional Services Contract Amendment #1 to the original Contract signed by A2H, Inc. ("A2H") and The Industrial Development Board of the City of Lakeland, Tennessee (the "Lakeland IDB") on September 12, 2019 for the CE&I for 40-acre Planned Mixed-Use TIF located in Lakeland, TN. By way of this Contract Amendment to the original, we are enclosing our proposal for the additional professional services required for the successful completion of the scope of services for this project. The terms and conditions in the original contract shall apply to this amendment as well.

I. It is our understanding that the Scope of Services will be amended to include the following:

The Scope of Services as outlined in the original Contract Section No. 1 will not be amended. A2H will continue to perform the services in accordance with the original Contract.

II. It is our understanding that the Time of Performance will be amended to include the following:

The Time of Performance as outlined in the original Contract Section No. 2 will be extended by an additional two (2) years from the original contract completion date to September 12, 2023; provided, however that either party may terminate this Agreement upon 30 days written notice to the other party.

III. It is our understanding that the Compensation will be amended to include the following:

The Compensation as outlined in the original Contract Section No. 3 was performed in accordance with the contract "Fee Schedule", not to exceed thirty thousand dollars ($30,000).

If approved, Contract Amendment #1 will alter the total Compensation for the Scope of Services to be performed in accordance with Section No. 3 of the contract "Fee Schedule", to a not to exceed amount of sixty thousand dollars ($60,000).
A2H will use the 2022 A2H Hourly Rate Schedule for services provided as part of Contract Amendment #1 versus the 2019 A2H Hourly Rate Schedule used under the original Contract.

If this Contract Amendment satisfactorily sets forth your understanding and the agreement between us, we would appreciate your signing this contract amendment in the space provided below and returning a copy to us.

This Contract Amendment will be open for acceptance for 60 calendar days. We certainly look forward to working with you on this project and thank you for giving us the opportunity to submit this Contract Amendment.

If you have any questions, please call.

Sincerely,

A2H, INC.

Logan E. Meeks, PE
President | Principal

AGENT FOR: **THE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF LAKELAND, TENNESSEE**

ACCEPTED BY: ______________________________ **DATE:** ________________

TITLE: ______________________________

A2H

ENGINEERS · ARCHITECTS · PLANNERS

2022
Professional Services Rate Schedule

STAFF MEMBER	LEVEL I	LEVEL II	LEVEL III
Principal	$ 200.00 /HR	$ 215.00 /HR	$ 225.00 /HR
Associate Principal	$ 160.00 /HR	$ 175.00 /HR	$ 190.00 /HR
Project Manager	$ 130.00 /HR	$ 150.00 /HR	$ 170.00 /HR
Project Coordinator	$ 80.00 /HR	$ 90.00 /HR	$ 100.00 /HR
Architect	$ 130.00 /HR	$ 150.00 /HR	$ 170.00 /HR
Engineer	$ 125.00 /HR	$ 145.00 /HR	$ 165.00 /HR
Landscape Architect	$ 100.00 /HR	$ 120.00 /HR	$ 140.00 /HR
Planner	$ 100.00 /HR	$ 120.00 /HR	$ 140.00 /HR
Land Surveyor	$ 100.00 /HR	$ 110.00 /HR	$ 120.00 /HR
Interior Designer	$ 90.00 /HR	$ 105.00 /HR	$ 125.00 /HR
Construction Administrator	$ 90.00 /HR	$ 95.00 /HR	$ 120.00 /HR
Construction Inspector	$ 90.00 /HR	$ 95.00 /HR	$ 115.00 /HR
Designer	$ 85.00 /HR	$ 95.00 /HR	$ 105.00 /HR
BIM/CAD Technician	$ 75.00 /HR	$ 90.00 /HR	$ 105.00 /HR
Survey Crew Member	$ 60.00 /HR	$ 70.00 /HR	$ 80.00 /HR
Administrator	$ 65.00 /HR	$ 75.00 /HR	$ 90.00 /HR