



Industrial Development Board
Regular Meeting Agenda
Thursday, August 25, 2022, 5:30 PM
City Hall, Lakeland, Tennessee 38002

- I. CALL TO ORDER:
- II. ROLL CALL:
- III. APPROVAL OF MINUTES OF PREVIOUS MEETING:
 - 1. July 28, 2022
- IV. PUBLIC DISCUSSION:
- V. REPORTS OF OFFICERS AND COMMITTEES:
- VI. OLD BUSINESS:
- VII. NEW BUSINESS:
 - 1. **Resolution** - approving a draw request in connection with the tax increment financing for Lakeland Commons, LP.
 - 2. Election of officers for the Industrial Development Board of the City of Lakeland, Tennessee: Chairman, Secretary, and Treasurer.
 - 3. Discussion of amendments to bylaws of the Industrial Development Board of the City of Lakeland, Tennessee.
- VIII. ANNOUNCEMENTS:
- IX. ADJOURNMENT:

**INDUSTRIAL DEVELOPMENT BOARD
MEETING MINUTES
THURSDAY, JULY 28, 2022, 5:30 PM
CITY HALL, LAKE LAND, TN.**

DRAFT

- I. CALL TO ORDER:** The meeting was called to order by Chairman Joseph Laster at 5:30 p.m.

II. ROLL CALL BY RECORDER:

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

Others present:

Michael Walker, Interim City Manager

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. Burnett moved to approve the previous meeting minutes of June 23, 2022, as written, seconded by Mrs. Grooms.

Motion passed unanimously, voice vote, 4 in favor 0 against.

IV. PUBLIC DISCUSSION: *None*

V. REPORTS OF OFFICERS AND COMMITTEES: N/A

VI. OLD BUSINESS: *None*

VII. NEW BUSINESS:

1. Resolution – appointing Michael Walker as President of the Industrial Development Board of the City of Lakeland, Tennessee.

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

Discussion ensued.

When the question was called the resolution passed as presented, voice vote, 4 in favor 0 against. *(See Resolution R-74-2022 on file)*

**INDUSTRIAL DEVELOPMENT BOARD
MEETING MINUTES
THURSDAY, JULY 28, 2022, 5:30 PM
CITY HALL, LAKELAND, TN.**

DRAFT

2. Resolution – approving a draw request in connection with the tax increment financing for Lakeland Commons, LP.

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

Discussion ensued.

When the question was called the resolution passed as presented, voice vote, 4 in favor 0 against. *(See Resolution R-76-2022 on file)*

3. Presentation and update on The Lake District TIF and Lakeland Commons TIF by Dexter Muller.

Presentation given and discussion spearheaded by Economic Development Consultant, Dexter Muller.

VIII. ANNOUNCEMENTS:

IX. ADJOURNMENT:

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

Motion passed unanimously, voice vote, 4 in favor 0 against.

The meeting was adjourned at 6:03 p.m. on Thursday, July 28, 2022.

Alan Johnson, *Secretary*

ATTEST:

Debra Murrell, *City Recorder*



These minutes were approved Thursday, August 25, 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 R-91-2022

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.

RESOLUTION R-91-2022

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: August 25, 2022

Steve Laster, *Chair*

Attest:

Alan Johnson, *Secretary*

RESOLUTION R-91-2022

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 \$ 283,731.52 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 8/15, 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				DRAW REQUESTS																	%	BALANCE TO FUND
	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	4/12/22	5/13/22	6/10/22	7/11/22	8/11/22		(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	DRAW 11	DRAW 12	DRAW 13	DRAW 14	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	\$0.00	\$0.00	\$0.00		\$0.00	
HARD COSTS: RETAINAGE %																							
Infrastructure 5%	\$3,028,491.70	\$4,161,077.80	(\$8,157.60)	\$7,181,411.90	\$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	\$331,443.60	\$154,994.40	\$6,527,875.90	91%	\$653,536.00	
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	\$17,444.40	\$8,157.60	\$94,269.10			
																				\$0.00			
SUB TOTAL HARD COSTS	\$3,187,886.00	\$4,001,683.50	(\$8,157.60)	\$7,181,411.90	\$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	\$348,888.00	\$163,152.00	\$6,622,145.00	92%	\$653,536.00	
SOFT COSTS:																							
Architect	657,162.07	\$320,552.50	\$246,895.48	\$1,224,610.05	\$25,167.48		\$4,250.00						\$23,722.50						\$360,015.61	\$1,070,317.66	87%	\$154,292.39	
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	\$36,813.64		\$67,341.64	\$1,092.00		\$12,414.00												\$12,414.00	\$56,448.00	84%	\$10,893.64	
Planning / Consulting	104,948.17	\$12,882.49		\$117,830.66	\$1,200.00						\$1,050.00			\$1,905.36		\$750.00		\$7,977.13		\$117,830.66	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	(\$10,000.00)	\$290,961.52	\$7,308.50	\$29,000.00	\$165.00				\$1,645.05			\$1,452.92						\$290,961.52	100%	\$0.00	
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			\$79,714.52		\$614,755.22	82%	\$135,536.24	
Inspection Fees (8)	24,370.00	\$20,267.50	\$9,000.00	\$53,637.50	\$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	\$660.00	\$3,505.00	\$47,345.00	88%	\$6,292.50	
Contingency	\$53,662.63	\$14,576.97	\$1,000.00	\$69,239.60								\$11,576.97		\$3,000.00					\$400.00	\$68,639.60	99%	\$600.00	
SUB TOTAL SOFT COSTS	\$2,304,708.85	\$1,151,155.76	\$246,895.48	\$3,702,760.09	\$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	\$88,351.65	\$376,334.61	\$3,395,145.32	92%	\$307,614.77	
				\$0.00																\$0.00		\$0.00	
TOTAL PROJECT COSTS	\$5,492,594.85	\$5,152,839.26	\$238,737.88	\$10,884,171.99	\$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	\$437,239.65	\$539,486.61	\$10,017,290.32	92%	\$961,150.77	
SOURCES OF FUNDS:																							
Borrower Equity	\$0.00	\$1,067,657.11	\$160,783.98	\$1,228,441.09														\$164,857.61	\$255,755.09	\$420,612.70	34%	\$807,828.39	
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	\$272,382.04	\$283,731.52	\$9,596,677.62	98%	\$153,322.38	
				\$0.00																		\$0.00	
TOTAL SOURCES OF FUNDS				\$10,978,441.09	\$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	\$437,239.65	\$539,486.61	\$10,017,290.32	91%	\$961,150.77	
DIFFERENCES				\$94,269.10	\$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	\$86,111.50	\$94,269.10				

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: 5
PERIOD TO: 7/31/22

Distribution to:

OWNER ☐

ARCHITECT ☐

CONTRACTOR ☐

FIELD ☐

OTHER ☐

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

VIA ARCHITECT:

CONTRACT FOR:

CONTRACT DATE:

PROJECT NOS: 21020 / /

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	\$ 337,181.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 2,538,918.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 1,885,382.00
5. RETAINAGE:	
a. 5.0 % of Completed Work (Columns D + E on G703)	\$ 94,269.10
b. 5.0 % of Stored Material (Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b, or Total in Column I of G703)	\$ 94,269.10
6. TOTAL EARNED LESS RETAINAGE	\$ 1,791,112.90
(Line 4 minus Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 1,636,118.50
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 154,994.40
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 minus Line 6)	\$ 747,805.10

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$ 337,181.00	\$ 0.00
Total approved this month	\$ 0.00	\$ 0.00
TOTAL	\$ 337,181.00	\$ 0.00
NET CHANGES by Change Order	\$ 337,181.00	

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: Rudolph Bass

Date: 8/1/22

State of: Tennessee

County of: Shelby

Subscribed and sworn to before me this

1st day of August, 2022

Notary Public: Janet Ruler

My commission expires: 3-2-24



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

Page 2 of 3

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: 5
APPLICATION DATE: 8/1/22
PERIOD TO: 7/31/22
ARCHITECT'S PROJECT NO: 21020

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					
SUB TOTAL									
1	General Conditions	111,017.00	97,139.00	13,878.00	0.00	111,017.00	100	0.00	5,550.85
2	Testing Allowance	50,000.00	6,097.00	7,749.00	0.00	13,846.00	28	36,154.00	692.30
3	Site Clearing & Earthwork	660,787.00	604,878.00	13,963.00	0.00	618,841.00	94	41,946.00	30,942.05
4	Undercutting Allowance	25,000.00	29,116.00	2,789.00	0.00	31,905.00	128	-6,905.00	1,595.25
5	Erosion Control	54,127.00	36,536.00	5,397.00	0.00	41,933.00	77	12,194.00	2,096.65
6	Flocking Allowance	36,304.00	1,600.00	1,600.00	0.00	3,200.00	9	33,104.00	160.00
7	Sanitary Sewer	144,012.00	138,123.00	0.00	0.00	138,123.00	96	5,889.00	6,906.15
8	Storm Drainage	478,087.00	373,670.00	34,157.00	0.00	407,827.00	85	70,260.00	20,391.35
9	Retaining Walls	534,430.00	362,755.00	76,707.00	0.00	439,462.00	82	94,968.00	21,973.10
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	3,076.00	637.00	0.00	3,713.00	39	5,823.00	185.65
12	CO #1 - Underground Water	337,181.00	3,000.00	0.00	0.00	3,000.00	1	334,181.00	150.00
	GRAND TOTAL								

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101210ACD44

AIA® Document G703™ – 1992

Continuation Sheet

Page 3 of 3

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: 5
APPLICATION DATE: 8/1/22
PERIOD TO: 7/31/22
ARCHITECT'S PROJECT NO: 21020

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)		
	SUB TOTAL	2,455,481.00	1,655,990.00	156,877.00	0.00	1,812,867.00	74	642,614.00	90,643.35
13	Contractors Fee & Overhead 4%	83,437.00	66,240.00	6,275.00	0.00	72,515.00	87	10,922.00	3,625.75
	GRAND TOTAL	2,538,918.00	1,722,230.00	163,152.00	0.00	1,885,382.00	74	653,536.00	94,269.10

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 – Ph2 Site Package
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 \$154,994.40 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. This instrument shall constitute full, final and complete release of all lien rights and claims of lien of the undersigned, for the work completed to date.

DATED THIS 1st DAY OF August, 2022

MONTGOMERY MARTIN CONTRACTORS, LLC

BY:

Ridge Bass
Ridge Bass, Project Executive

Subscribed and sworn to me this
1st Day of August, 2022



Notary Public:

My Commission Expires:

3-2-24

Lien Waiver Reservation of Rights

Notwithstanding anything to the contrary in this waiver, Contractor is not waiving any lien or bond rights securing payment of retainage, unbilled changes, and claims which have not been asserted in writing or which have not yet become known to Contractor, and this waiver shall either apply only through the date of work covered by Contractor's last payment application that has been paid in full, or shall be conditional upon receipt of funds to Contractor's account. No waiver or release shall be construed to commence or flow from or through any date in time for any reason and the existence of any such dates on this document is for reference only.



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	05/31/22	00824342	0001

Project: LAKELAND COMMONS PH 2

Date	Work Order Nbr	Description	Quantity	Unit Cost	Amount
04/28/22	05012771-12	ENGINEERING TECH (HR)	3.00	47.00	141.00
04/28/22	05012771-12	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
04/28/22	05012771-12	REPORT REVIEW	0.30	110.00	33.00
04/29/22	05012771-13	ENGINEERING TECH (HR)	3.00	47.00	141.00
04/29/22	05012771-13	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
04/29/22	05012771-13	REPORT REVIEW	0.30	110.00	33.00
05/02/22	05012771-14	ENGINEERING TECH, SR (HR)	3.00	55.00	165.00
05/02/22	05012771-14	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
05/02/22	05012771-14	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
05/02/22	05012771-14	REPORT REVIEW	0.40	110.00	44.00
05/03/22	05012771-15	ENGINEERING TECH, SR (HR)	5.00	55.00	275.00
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	00824342	05012771	

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

RECEIVED

JUN 09 2022

MontgomeryMartinContractors



Engineering • Consulting • Testing

Professional Service Industries, Inc.

www.psiusa.com

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

Federal ID 37-0962090

RECEIVED

JUN 09 2022

MontgomeryMartinContractors

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	05/31/22	00824342	0002

Project: LAKELAND COMMONS PH 2

Date	Work Order Nbr	Description	Quantity	Unit Cost	Amount
05/03/22	05012771-15	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
05/03/22	05012771-15	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
05/03/22	05012771-15	REPORT REVIEW	0.50	110.00	55.00
05/04/22	05012771-16	ENGINEERING TECH, SR (HR)	5.00	55.00	275.00
05/04/22	05012771-16	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
05/04/22	05012771-16	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
05/04/22	05012771-16	SO, M-D RELATION STD (EA)	1.00	255.00	255.00
05/04/22	05012771-16	REPORT REVIEW	0.90	110.00	99.00
05/05/22	05012771-17	ENGINEERING TECH, SR (HR)	5.00	55.00	275.00
05/05/22	05012771-17	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
05/05/22	05012771-17	NUCLEAR DENSITY EQP (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.

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Customer #	Invoice #	Project Number	Amount Enclosed
13004	00824342	05012771	

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Chicago, IL 60674-8418



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MEMPHIS, TN 38118
(901) 365-1802

Federal ID 37-0962090

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

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MontgomeryMartinContractors

MONTGOMERY MARTIN CONTRACTORS
8245 TOURNAMENT DRIVE
SUITE 300
MEMPHIS TN 38125

Customer #	Purchase Order	Project Number	Date	Invoice #	Page
13004		05012771	05/31/22	00824342	0003

Project: LAKELAND COMMONS PH 2

Date	Work Order Nbr	Description	Quantity	Unit Cost	Amount
05/05/22	05012771-17	REPORT REVIEW	0.50	110.00	55.00
05/10/22	05012771-18	ENGINEERING TECH, SR (HR)	7.00	55.00	385.00
05/10/22	05012771-18	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
05/10/22	05012771-18	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
05/10/22	05012771-18	REPORT REVIEW	0.70	110.00	77.00
05/11/22	05012771-19	ENGINEERING TECH, SR (HR)	5.00	55.00	275.00
05/11/22	05012771-19	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
05/11/22	05012771-19	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
05/11/22	05012771-19	REPORT REVIEW	0.50	110.00	55.00
05/12/22	05012771-20	ENGINEERING TECH, SR (HR)	6.00	55.00	330.00
05/12/22	05012771-20	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.

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Please mail remittance
to:

Customer #	Invoice #	Project Number	Amount Enclosed
13004	00824342	05012771	

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PO Box 74008418
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**Information
To Build On**

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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

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MontgomeryMartinContractors

MONTGOMERY MARTIN CONTRACTORS
8245 TOURNAMENT DRIVE
SUITE 300
MEMPHIS TN 38125

Customer #	Purchase Order	Project Number	Date	Invoice #	Page
13004		05012771	05/31/22	00824342	0004

Project: LAKELAND COMMONS PH 2

Date	Work Order Nbr	Description	Quantity	Unit Cost	Amount
05/12/22	05012771-20	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
05/12/22	05012771-20	REPORT REVIEW	0.60	110.00	66.00
05/13/22	05012771-21	ENGINEERING TECH, SR (HR)	6.00	55.00	330.00
05/13/22	05012771-21	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
05/13/22	05012771-21	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
05/13/22	05012771-21	REPORT REVIEW	0.60	110.00	66.00
05/18/22	05012771-22	ENGINEERING TECH, SR (HR)	6.00	55.00	330.00
05/18/22	05012771-22	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
05/19/22	05012771-22	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
05/19/22	05012771-22	REPORT REVIEW	0.60	110.00	66.00
05/19/22	05012771-23	ENGINEERING TECH, SR (HR)	4.00	55.00	220.00
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.

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Customer #	Invoice #	Project Number	Amount Enclosed
13004	00824342	05012771	

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MEMPHIS, TN 38118
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ATTN: Ridge Bass
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8245 TOURNAMENT DRIVE
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Customer #	Purchase Order	Project Number	Date	Invoice #	Page
13004		05012771	05/31/22	00824342	0005

Project: LAKELAND COMMONS PH 2

Date	Work Order Nbr	Description	Quantity	Unit Cost	Amount
05/19/22	05012771-23	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
05/19/22	05012771-23	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
05/19/22	05012771-23	REPORT REVIEW	0.40	110.00	44.00

MMC JOB #

21020

Pstd Date:

Job Cost Code:

20500

P.O. # :

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

Testing Allowance

OK TO PAY?

Qef

Invoice Total: \$5,190.00
Balance Due: \$5,190.00

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.

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Please mail remittance to:

Customer #	Invoice #	Project Number	Amount Enclosed
13004	00824342	05012771	

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



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www.psiousa.com

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(901) 365-1802

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8245 TOURNAMENT DRIVE
SUITE 300
MEMPHIS TN 38125

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8245 TOURNAMENT DRIVE
SUITE 300
MEMPHIS TN 38125

Customer #	Purchase Order	Project Number	Date	Invoice #	Page
13004		05012771	06/30/22	00829432	0001

Project: LAKELAND COMMONS PH 2

Date	Work Order Nbr	Description	Quantity	Unit Cost	Amount
06/01/22	05012771-25	ENGINEERING TECH, SR (HR)	4.00	55.00	220.00
06/01/22	05012771-25	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
06/01/22	05012771-25	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
06/01/22	05012771-25	REPORT REVIEW	0.40	110.00	44.00
06/02/22	05012771-26	ENGINEERING TECH, SR (HR)	4.00	55.00	220.00
06/02/22	05012771-26	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
06/02/22	05012771-26	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
06/02/22	05012771-26	REPORT REVIEW	0.50	110.00	55.00
06/06/22	05012771-27	ENGINEERING TECH, SR (HR)	5.00	55.00	275.00
06/06/22	05012771-27	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
06/06/22	05012771-27	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00

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JUL 05 2022
Montgomery Martin Contractors

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.

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Customer #	Invoice #	Project Number	Amount Enclosed
13004	00829432	05012771	

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



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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
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Customer #	Purchase Order	Project Number	Date	Invoice #	Page
13004		05012771	06/30/22	00829432	0002

Project: LAKELAND COMMONS PH 2

Date	Work Order Nbr	Description	Quantity	Unit Cost	Amount
06/06/22	05012771-27	REPORT REVIEW	0.50	110.00	55.00
06/13/22	05012771-28	ENGINEERING TECH, SR (HR)	4.00	55.00	220.00
06/13/22	05012771-28	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
06/13/22	05012771-28	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
06/13/22	05012771-28	REPORT REVIEW	0.50	110.00	55.00
06/15/22	05012771-29	ENGINEERING TECH, SR (HR)	4.00	55.00	220.00
06/15/22	05012771-29	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
06/15/22	05012771-29	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
06/15/22	05012771-29	REPORT REVIEW	0.50	110.00	55.00
06/20/22	05012771-30	ENGINEERING TECH, SR (HR)	3.00	55.00	165.00
06/20/22	05012771-30	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00

RECEIVED
JUL 05 2022
MontgomeryMartinContractors

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.

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Please mail remittance
to:

Customer #	Invoice #	Project Number	Amount Enclosed
13004	00829432	05012771	

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



Engineering • Consulting • Testing

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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

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8245 TOURNAMENT DRIVE
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Customer #	Purchase Order	Project Number	Date	Invoice #	Page
13004		05012771	06/30/22	00829432	0003

Project: LAKELAND COMMONS PH 2

Date	Work Order Nbr	Description	Quantity	Unit Cost	Amount
06/20/22	05012771-30	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
06/20/22	05012771-30	REPORT REVIEW	0.50	110.00	55.00
06/21/22	05012771-31	ENGINEERING TECH, SR (HR)	3.00	55.00	165.00
06/21/22	05012771-31	VEHICLE-STANDARD (DAY)	1.00	50.00	50.00
06/21/22	05012771-31	NUCLEAR DENSITY EQP (DAY)	1.00	50.00	50.00
06/21/22	05012771-31	REPORT REVIEW	0.50	110.00	55.00

MONTGOMERY MARTIN
CONTRACTORS, LLC
INVOICE / SUB DRAW

CHECKED BY 21020
JOB NO. 22500
JOB COST CODE
WITH GL CODE
LABOR (501) / MAT (502)
SUB (503) / OTHER (504) /
EQUIPMENT (506)
OK TO PAY?

RECEIVED

JUL 05 2022

MontgomeryMartinContractors

Invoice Total: \$2,559.00
Balance Due: \$2,559.00

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.

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to:

Customer #	Invoice #	Project Number	Amount Enclosed
13004	00829432	05012771	

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

B & C Construction Co., Inc.
P.O. BOX 488
ELLENDALE, TN. 38029-0488

RECEIVED

JUL 08 2022

Montgomery Martin Contractors

INVOICE

Due date: 7/30/2022

Project:

MISC. JOBS (2021 - 2022)

Bill To:

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

Invoice number: 6-003
Invoice date: 6/30/2022
Our JobId: 2022
P.O.Number: LAKELAND
COMMONS

Terms:

Qty	Units	Description	Price	Amount
1	EACH	FLOC TREATMENT POND 2 (6/15/22)	1,600.00	1,600.00

MONTGOMERY MARTIN CONTRACTORS, LLC INVOICE / SUB DRAW	
CHECKED BY	21520
JOB NO.	21520
JOB COST CODE	21520
WITH GL CODE	
LABOR (501) / MAT (502)	
SUB (503) / OTHER (504) /	502
EQUIPMENT (506)	
OK TO PAY?	

Code to Flock ing
Allowance

P.O. ✓

7/13

Total due: 1,600.00

Lakeland Commons Phase 2 - Sitework

Allowance Log

Updated: 8.1.22

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)	6.30.22	See Pay App #3
1c	PSI Invoices dated 5/31/22		\$ (5,190)	8.1.22	See Pay App #5
1d	PSI Invoices dated 6/30/22		\$ (2,559)	8.1.22	See Pay App #5
1e			\$ -		
1f			\$ -		
1g			\$ -		
1T	Amount Remaining - Testing	\$ 36,155			
2	Undercutting Allowance	\$ 25,000			
2a	Acuff Invoice Dated 5/25		\$ (19,970)	5.31.22	See Pay App #3
2b	Acuff invoice Dated 6/22		\$ (9,146)	6.30.22	See Pay App #4
2c	Vulcan Materials Invoices dated 7/19		\$ (2,789)	8.1.22	See Pay App #5
2d					
2e					
2f					
2g					
2T	Amount Remaining - Undercutting	\$ (6,905)			
3	Flocking Allowance	\$ 36,304			
3a	B&C Invoice dated 4/28		\$ (1,600)	5.31.22	See Pay App #3
3b	B&C Invoice dated 6/30		\$ (1,600)	8.1.22	See Pay App #5

3c						
3d						
3e						
3f						
3g						
3T	Amount Remaining - Flocking	\$	33,104			
4	Sleeving Allowance	\$	15,000			
4a						
4b						
4c						
4T	Amount Remaining - Sleeving	\$	15,000			

N. Memphis Logistics
 382 KLINKE RD.
 MEMPHIS, TN 38127
 Phone: (901) 358-9544
 Fax: (901) 357-2879

INVOICE

Invoice No. I0008903
 Date 7/19/2022
 Shipper ID S0008903
 Customer ID MONT

BILL TO:	SHIP TO:
A/P Sandy MONTGOMERY-MARTIN CONST CO 8245 Tournament Dr Suite 300 MEMPHIS, TN 38125	A/P Sandy MONTGOMERY-MARTIN CONST CO 8245 Tournament Dr Suite 300 MEMPHIS, TN 38125

PAGE 1

ORDER DATE	TERMS	Cust Order Number	SITE
7/19/2022	Net 30 days	M21020	NLOG

ITEM	UNITS	QTY SHIPPED	PRICE	EXT. PRICE
FREIGHT FREIGHT TO SHIP GABION TO PO# 21020-009 LAKELAND COMMONS	TONS	69.420	8.000	555.360
FSC ROCK 25% Fuel Surcharge Rock	TRIP	1.000	138.840	138.840

MONTGOMERY MARTIN CONTRACTORS, LLC
INVOICE / SUB DRAW

CHECKED BY _____
 JOB NO. 21020
 JOB COST CODE _____
 WITH GL CODE _____
 LABOR (501) / MAT (502)
 SUB (503) / OTHER (504) /
 EQUIPMENT (506)
 OK TO PAY? _____

2130
 502
 af
 P 7/22

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 Montgomery Martin Contractors

In the event of non-payment, customer agrees to pay a 1/3 attorney's fee, and 10% interest from the date the invoice is due, and such other expenses as may be incurred in collecting this invoice.

Sales Total	694.20
Freight	0.00
Misc. Charges	0.00
Tax Total	0.00
	694.20
Less Paid Amount	0.00
TOTAL	694.20

Fullen Dock & Warehouse

382 KLINKE RD.
MEMPHIS, TN 38127
Phone: (901) 358-9544
Fax: (901) 357-2879

INVOICE

Invoice No. I149915
Date 7/19/2022
Shipper ID S149915
Customer ID MONT

BILL TO:

A/P Sandy
MONTGOMERY-MARTIN CONST CO
8245 Tournament Dr
Suite 300
MEMPHIS, TN 38125

SHIP TO:

A/P Sandy
MONTGOMERY-MARTIN CONST CO
8245 Tournament Dr
Suite 300
MEMPHIS, TN 38125

PAGE 1

ORDER DATE	TERMS	Cust Order Number	SITE
7/19/2022	Net 30 days	M21020	DOCKYD

ITEM	UNITS	QTY SHIPPED	PRICE	EXT. PRICE
GABION PO# 21020-009 LAKELAND COMMONS - GABION	TONS	69.420	27.500	1,909.050

MONTGOMERY MARTIN CONTRACTORS, LLC	
INVOICE / SUB DRAW	
CHECKED BY	21520
JOB NO.	21320
JOB COST CODE	
WITH GL CODE	
LABOR (501) / MAT (502)	502
SLIP (503) / OTHER (504) /	
OK?	

21320

P 7/22

RECEIVED

JUL 20 2022

MontgomeryMartinContractors

In the event of non-payment, customer agrees to pay a 1/3 attorney's fee, and 10% interest from the date the invoice is due, and such other expenses as may be incurred in collecting this invoice.

Sales Total	1,909.05
Freight	0.00
Misc. Charges	0.00
Tax Total	186.13
	2,095.18
Less Paid Amount	0.00
TOTAL	2,095.18



Renaissance Group

9700 Village Circle Ste 100
Lakeland, TN 38002 | 901-332-5533

Vince Smith
355 Tara Lane
Memphis, TN 38111

Invoice number 001-20056 REV 5
Date 08/15/2022

Project 20056 LAKELAND COMMONS - PHASE 2

Note: Per agreement on 08/15/2022, this invoice has been reduced by 30% for the Townhomes.

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
Schematic Design	96,432.75	70.00	0.00	67,502.93	67,502.93
Design Development	160,721.25	70.00	0.00	112,504.88	112,504.88
Construction Documents	257,154.00	70.00	0.00	180,007.80	180,007.80
Bidding or Negotiation	32,144.25	0.00	0.00	0.00	0.00
Construction Administration	96,432.75	0.00	0.00	0.00	0.00
Total	642,885.00	56.00	0.00	360,015.61	360,015.61

Invoice total 360,015.61

Approved by:

Doug BURRIS

Douglas W. Burris
Sr.V. P. / Partner

Thank You for Your Business! Terms are Net 30 for Payment.



Date 12/7/2021, Revised 7/27/22

Vince Smith
Lakeland Commons
355 Tara Lane
Memphis, TN 38111

**Re: Fee Quotation for Architectural and Engineering Services for
Lakeland Commons Mixed Use Development, Phase II, Lakeland, Tennessee**

Dear Mr. Smith:

Thank you for calling Renaissance Group, Inc. again, we are pleased to continue to work with you as always. I have revised and adjusted this proposal showing credits from Phase I. I am also attaching the B101 AIA agreement for your signing to formalize this proposal. Also, we have updated our hourly rates effective 2021.

Below, we submit our proposal to provide Architectural and Engineering Services for the **New Phase II Mixed-Use Development have (5) Separate (3) Story Structures Totaling (101) Unit Apartments, (6) Three Story Townhome Flats Which Are Free Standing Structures Totaling (51) units, (3) three buildings with the first floor are retail with approx. 29,000 SF and a Swimming Pool** located in Lakeland, Tennessee. All structures to be wood frame with brick and lap siding cladding. All townhome flats are apartments and three story. All required parking, amenities, site structures for the 11.35-acre site on phase II are included in this proposal.

SCOPE OF BASIC and ADDITIONAL A/E SERVICES FOR MIXED USE FACILITY

- Basic A/E Services Including Design And Construction Documents:
 - Design Of Five Free Standing Apartment Structures (3 story)
 - Design Of Six Free Standing Townhome Flats (3 story)
 - Architecture For the Five Phases Below and Percentage of Each
 - Schematic Design 15% of fee
 - Design Development 25% of fee
 - Construction Documents 40% of fee
 - Bidding and Negotiations 05% of fee
 - Construction Administration 15% of fee
 - Structural Engineering
 - Mechanical and Plumbing Engineering
 - Electrical Engineering
 - Fire Protection Engineering
- Additional Services To Be Provided Under This Agreement:
 - Civil Engineering – For Phase I and Phase II, See Exhibit “A” For Detail Breakdown

SERVICES NOT INCLUDED

- Site Surveying – Coordinate Only
- Off Site Utilities
- Geotechnical Engineering – Coordinate Only
- Landscape and Irrigation Design
- Retail Space Planning
- Office Space Planning
- Interior Design – *optional for design in models and public spaces*
- Multiple Representation to Each Municipal Board
- Extensive Job Site Supervision Or Representation

COST OF ARCHITECTURE AND ENGINEERING SERVICES

150 Apartment / Flat Units	\$3,450 ea.	\$517,500
25,000 sf Retail (shell only)	\$1 / sf	\$25,000
2 units converted to common space	\$3,450 ea.	\$7,900 reduced
Sub Total		\$550,400 reduced

Mechanical Plumbing and FP		\$40,000 GALA *
Structural Engineering		\$44,500 DPC *
Electrical Engineering		\$28,000 BURNS *
Sub Total		\$112,500 *

*(Latest and confirmed fees for added Townhomes MP&E and recent ADA unit added)

Civil Engineering (see exhibit A)	Lump Sum	\$60,066 increase (See Exhibit "C" RGI)
6 Renderings on Boards	\$150 ea.	\$900 RGI (as needed for marketing)
Sub Total		\$60,966 reduced

Total		\$723,866 reduced
Credit from previous work (phase I)		- \$80,981 deduct (see Exhibit B)
Grand Total		\$642,885 reduced

For Basic and selected Additional Services stated above, based on specific Scope of Services as identified above, the fee will be an amount of Six Hundred Forty-Two Thousand, Eight Hundred and Eighty Five Dollars and Zero Cents, (\$642,885.00).

INITIAL PAYMENT

We propose an initial payment for this project will be **(WAIVED)**. Upon receipt we can complete and develop the full schematic plans and elevations.

LATE PAYMENTS

Any unpaid balance if late (over 15 days) shall be charged 1.5% monthly or 18% annum.

ADDITIONAL SERVICES

1. Redesign or additional work, changes in scope as defined above due to owner/contractor requested changes after drawings have been finalized.
2. Redesign due to city governments or agencies requesting additions or major changes to the documents



**Renaissance
Group**

- (i.e. complete building exterior redesign).
3. Additional site visits other than one per month during construction for pay app purposes (Hourly rates apply).
 4. Changes needed during construction for unforeseen conditions such as site related circumstances, existing conditions or circumstances that may arise from the owner or contractor related changes.
 5. Additional submissions to city, state, federal and other review boards or agencies.
 6. Value engineering exercises or modifying the plans for cost saving exploration.

ADDITIONAL SERVICE COMPENSATION HOURLY RATES

Hourly Rates for Additional Services Are As Follows: (When Required)

See attachment for new "Hourly Rates Schedule Effective 2021"

REIMBURSABLE EXPENSES

Unless noted otherwise, all printing, presentation boards, marketing material, overnight mail, deliveries, and out of town travel expenses are considered reimbursable; and will be subject to payment upon each invoice. All fees paid for submissions, to agencies or governing agencies and or reviews etc. to be considered reimbursable. All cost for submission fees, printing cost and shipping cost will be billed to the Owner at our cost with 10% mark-up.

If this proposal is acceptable, we will formalize our agreement with the standard AIA Document B101, Agreement between Owner and Architect, see attached document. If you have any questions or need additional information, please give me a call.

Respectfully,
RENAISSANCE GROUP, INC.

Douglas W. Burris, AIA, NCARB
Principal

Accepted By:

Owner Representative

Date

Acceptance of this proposal will allow work to begin until final contract.

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

Invoice number 53379
Date 07/31/2022

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

For services performed through 7/31/2022

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	1.50	130.00	195.00
	3.00	130.00	390.00
Construction Administrator I			
Bob Bird	7.00	90.00	630.00
Project Management And Construction Inspection Services subtotal			1,215.00

Invoice total **1,215.00**
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	
52369	06/30/2022	1,630.00		1,630.00			
53379	07/31/2022	1,215.00	1,215.00				
Total		3,677.50	1,215.00	1,630.00	0.00	832.50	0.00



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 52369
Date 06/30/2022

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

For services performed through 06/30/2022

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	2.50	130.00	325.00
Construction Administrator I			
Bob Bird	14.50	90.00	1,305.00
Project Management And Construction Inspection Services subtotal			1,630.00

Invoice total **1,630.00**
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			
52369	06/30/2022	1,630.00	1,630.00				
	Total	4,012.50	1,630.00	1,550.00	832.50	0.00	0.00

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 22187
Date 08/01/2022

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

Professional Services through July 31,2022

Invoice Summary

Description	Prior Billed	Total Billed	Current Billed
PROJECT MANAGEMENT	2,090.00	2,090.00	0.00
SITE VISIT & REVIEW	11,005.00	11,335.00	330.00
REPORT PREPARATION	6,445.00	6,775.00	330.00
Total	19,540.00	20,200.00	660.00

Professional Fees

Site Visit & Review

Billable Time

Ronald Hooks

Project Manager 4

Date	Hours	Rate	Billed Amount
07/26/2022	3.00	110.00	330.00

Conducted site visit to review Pay App #13.

Report Preparation

Billable Time

Ronald Hooks

Project Manager 4

Date	Hours	Rate	Billed Amount
07/26/2022	3.00	110.00	330.00

Prepared approval letter and field report for Pay App #13.

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
22160	07/01/2022	660.00		660.00			

Bass, Berry & Sims PLC

Invoice number 22187

Invoice date 08/01/2022

Bass, Berry & Sims PLC
Project Project City of Lakeland Industrial Dev Board TIF Construction Monitoring

Invoice Number 22187
Date 08/01/2022

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
22187	08/01/2022	660.00	660.00				
	Total	1,320.00	660.00	660.00	0.00	0.00	0.00

Approved by:



Rose K. Stemmons
Accounting Specialist

Development Innovations, LLC
Planning, Real Estate Analysis & Economic Development

August 1, 2022

Mr. Vince Smith
Lakeland Commons
Lakeland, Tennessee

Dear Mr. Smith,

In accordance with our agreement, I am submitting this invoice for \$400.00 for the hours attributed to the Lakeland Commons Development TIF. This represents two hours associated with the letter requested by the bank for an explanation of the TIF projections and process as well as a phone call with the bank in this regard.

It is not a part of this invoice or directly with the hours spent, but alerting you to the letter from the Assessor, agreed upon at my urging, could potentially extend your TIF by a year. The value of that could range between \$500,000 and \$1.0 million. If you agree, a modest incentive could be warranted. I will leave that at your discretion since it was not a part of our compensation agreement.

I am glad to provide any additional follow-up services you may require, just let me know.

Respectfully,



Dexter Muller
Principal/Owner



3800 Berlinwood Cove N. | 901-275-4803
Bartlett, TN 38133 | dextermuller@comcast.net



Hub International Mid-South

Phone: 901-312-5300
Fax: 901-853-9943

Invoice # 2815017

Page 1 of 1

ACCOUNT NUMBER	DATE
LAKETOW-06	07/22/2022
BALANCE DUE ON	AMOUNT DUE
07/22/2022	\$12,414.00

David Andrews
Lakeland Commons Principal, LLC dba Lakeland Town Square
355 Tara Lane
Memphis, TN 38111

Pay My Bill Online

Visit our online portal to easily and securely pay your HUB invoice using your banking information (ACH)

www.hubinternational.com/paymybill

Bond (Renewable)

PolicyNumber: GS54200053

Effective: 07/10/2022 to 07/10/2023

Item #	Trans Eff Date	Due Date	Trans	Description	Amount
32297916	07/10/2022	07/22/2022	RENB	DEVLPMT-Lakeland Commons - Renewal	\$12,414.00
Policy Invoice Balance:					\$12,414.00

DEVLPMT-Lakeland Commons
Bond Amount \$275,000

ADDITIONAL PAYMENT OF

PAY BY CHECK

Please remit your payment to:
HUB International
1661 International Drive, Suite 300
PO Box 381708
Memphis, TN 38183-1708

LAKELAND COMMONS LLC
LAKELAND TOWN CENTER
TAX INCREMENT REVENUE ACCOUNT
5851 RIVER BEND RD
MEMPHIS, TN 38120

81-43/829 1129

DATE 08/05/22

PAY TO THE ORDER OF Hub International

twelve thousand four hundred fourteen \$12,414.00
\$09/100 DOLLARS

Simmons Bank
MEMBER FDIC

MEMO Invoice 2815017

⑆082900432⑆ 133005714⑆ 1129

[Signature]

*** PREMIUM FINANCING OPTIONS MAY BE AVAILABLE UPON REQUEST ***

*** PLEASE RETURN A COPY OF THIS INVOICE WITH YOUR CHECK, AND REFERENCE ON THE PAYMENT YOUR INVOICE # 2815017 ***

TIF Eligible



August 19, 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. 14 Approval Request**

A2H # 19289

Dear Mr. Bright,

We have reviewed the application for Phase II Payment Draw No.14 dated August 15, 2022, for the Lakeland Commons Project, totaling an amount of **\$283,731.52**. It includes Application for Payment #5 (AIA Document G702-1992 dated 07/31/2022) from Montgomery Martin Contractors, LLC, in the amount of \$154,994.40. Based on observations during a visit to the project site on 8/17/2022, 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 \$283,731.52. If there are any questions, please let me know.

Sincerely,

A handwritten signature in blue ink that reads 'Robert C. Watson'. The signature is fluid and cursive, with a long horizontal stroke at the end.

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

PROJECT

Name: Lakeland Commons
A2H #: 19289
Client: City of Lakeland.

DETAILS

Date: 8/17/2022
Location: Lakeland, TN
Weather: Drizzle, 74°
Arrival Time: 1:00 pm
Departure Time: 1:45 pm

PRESENT AT SITE

Contractor: ☐
Architect: ☐
Owner: ☐
Testing Lab: ☐
Soils Inspector: ☐
Engineer: ☐
Construction Observer: ☒
Other ():: ☐

SITE VISIT CONDUCTED BY

<i>Name</i>	<i>Title</i>	<i>Company</i>
Bob Bird	Construction Coordinator	A2H

ALSO PRESENT DURING PART OF THE SITE VISIT

<i>Name</i>	<i>Title</i>	<i>Company</i>
-------------	--------------	----------------

The purpose of the visit was to observe the progress of construction and to ensure that work is in general conformance with the construction documents.

THE FOLLOWING ITEMS WERE OBSERVED

1. Installation of underground storm sewer lines and manholes is complete except for southeast corner
2. Geotextile fabric installation and soil compaction is ongoing behind Wall #1, and #3. Erosion control measures are installed and maintained.
3. Detention pond is cloudy due to rain earlier in the day
4. Temporary drain inlet protection is well maintained along the roadways
5. Wall #1 is approximately 87% complete except for the southeast section. Work on wall #2 has not begun.
6. Vegetation is beginning to grow at the northeast corner behind wall #1, #4 and #5.
7. The Contractor was not present due to rain and muddy conditions

THE INSTALLATION APPEARED TO BE IN CONFORMANCE WITH THE CONSTRUCTION DRAWINGS, WITH THE EXCEPTION OF THE FOLLOWING

No exceptions.

ADDITIONAL COMMENTS

None

Copies to: Michael Walker – City of Lakeland
Al Bright – Bass, Berry & Sims, PLC
Bob Watson – A2H, Inc.
File

Sincerely,

A2H, Inc.

A handwritten signature in blue ink that reads "Bob Bird". The signature is written in a cursive, flowing style.

Bob Bird
Construction Observer



Photo #1:
Detention Pond looking west. Cloudy conditions are due to rain overnight and earlier in the day



Photo #2:
Looking east from Village Market Lane. Underground utilities are incomplete at the south end.



Photo #3:
General site looking east



Photo #4:
Silt fence in good
condition along Village
Market Lane looking north



Photo #5:
Inlet protection along
Village Market Lane
looking east



Photo #6:
Silt fence along Shady
Village Lane looking south



Photo #7:
Vegetation growing
behind Wall #1, #4 and #5
looking southeast.

END OF REPORT