

Lauderdale County Board of Supervisors  
410 Constitution Ave, 11<sup>th</sup> Floor  
Meridian, Mississippi 39301  
601-482-9746 Main  
601-482-9744 Fax

**ADDENDUM #1**

January 20, 2022 – Added Page 7 to include legal description of property and correct grammatical errors.

**FOR  
PROPOSAL PACKET**

**RFP NO: #101-2022 – PURCHASE & DEVELOPMENT OF LAUDERDALE COUNTY  
PROPERTIES**

**PACKET INCLUDES THE FOLLOWING:**

- Bid Overview
- Description & Specifications
- Other Information
- Vendor Data Form
- Professional Reference Sheet
- Instructions & Certification
- MDAH Letter of Acknowledgement

**PROPOSALS DUE DATE: THURSDAY, MARCH 17, 2022, NOT LATER THAN 2:00 P.M.**

**NO LATE PROPOSALS WILL BE ACCEPTED**

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Firm Name

LAUDERDALE COUNTY BOARD OF SUPERVISORS  
410 CONSTITUTION AVE, 11<sup>TH</sup> FLOOR, MERIDIAN, MS 39301

**PURCHASE & DEVELOPMENT OF LAUDERDALE COUNTY PROPERTIES**

**A. OVERVIEW**

The Lauderdale County Board of Supervisors is seeking proposals from qualified firms/developers for the opportunity to purchase and develop the County owned properties. Subject to the terms, conditions, provisions, and the enclosed specifications, responses to this solicitation will be received at this office until the stated date and time. Responses received after the scheduled due date and time will be rejected. Proposals must be submitted in a sealed package marked on the outside with the Firm's name, address, and this solicitations number and name. This solicitation does not commit Lauderdale County to award a contract, to pay any costs incurred in the preparation of proposals submitted, or to procure or contract for the services. The County reserves the right to accept or reject or cancel in part, or in its entirety offers received as a result of this request if deemed to be in the best interest of the County to do so.

**B. PROPERTY DISCRIPTION**

Property Surplused on January 3<sup>rd</sup>, 2022

+/- 4 acres located on 22<sup>nd</sup> Ave on Lauderdale County property near the Meridian Police Department. *See Page 7*

PPIN 18328 known as the Lamar Hotel

PPIN 18225 known as the Ulmer Building

**C. SPECIFICATIONS**

At a minimum the proposals should include the following:

- Easily understandable description of intended use of the property.
- Timeline of potential development.
- Estimated investment in property improvements.
- Anticipated job creation.
- Proposed purchase price of the surplus's property.
- Signed copy of the attached Mississippi Archive and History Project #22-157-21 & #11-158-21 if proposal is for the Ulmer property or the Lamar Hotel property.
- Formatting of the proposal should follow a logical and easy to follow sequence.

All transactions will be in accordance with the MS Code of 1972 19-7-3.

**D. OTHER INFORMATION**

The point of contact for questions is Chris Lafferty at [clafferty@lauderdalecounty.org](mailto:clafferty@lauderdalecounty.org)

Chris Lafferty  
County Administrator  
Lauderdale County  
410 Constitution Ave, FL 11  
Meridian, MS 39301-5161  
Phone: 601-482-9751

**LATE PROPOSALS OR MODIFICATIONS:**

- A. Proposals received after the time set for the submittal shall not be considered. Modifications in writing received prior to the deadline will be accepted. The County will not be responsible for misdirected proposals. Vendors should email the County Administrator at [clafferty@lauderdalecounty.org](mailto:clafferty@lauderdalecounty.org) to ensure receipt of their submittal documents prior to opening time and date listed.
  
- B. The time set for the deadline shall be local time for Meridian, Mississippi (CST) on the date listed.

By signing below, you acknowledge that you understand all terms set forth and outline up to this point.

**SIGNATURE OF ACKNOWLEDGEMENT:** \_\_\_\_\_

LAUDERDALE COUNTY BOARD OF SUPERVISORS  
410 CONSTITUTION AVE, 11<sup>TH</sup> FLOOR, MERIDIAN, MS 39301

RFP NO: #101-2022 - PURCHASE & DEVELOPMENT OF LAUDERDALE COUNTY PROPERTIES

**VENDOR DATA FORM**

*My signature certifies that the accompanying proposal is not the result of or affected by any act of collusion with another person/or company engaged in the same line of business or commerce, or any act of fraud.*

*I hereby certify that I am authorized to sign this proposal for/or on behalf of the company.*

NAME OF COMPANY: \_\_\_\_\_

LEGAL ADDRESS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PHONE (\_\_\_\_) \_\_\_\_\_ FAX (\_\_\_\_) \_\_\_\_\_

FEDERAL ID #: \_\_\_\_\_ (Attached W-9)

SIGNATURE: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

OFFICIAL TITLE: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_

LAUDERDALE COUNTY BOARD OF SUPERVISORS  
410 CONSTITUTION AVE, 11<sup>TH</sup> FLOOR, MERIDIAN, MS 39301

**VENDOR PROFESSIONAL REFERENCE SHEET**  
***TO BE COMPLETED AND SUBMITTED WITH PROPOSAL***

QUALIFICATIONS: Firms shall have the capability and capacity in all respects to fulfill the contractual requirements to the satisfaction of the Lauderdale County Board of Supervisors.

Indicate the length of time you have been in business as a company providing the type of service required for this agreement. Years \_\_\_\_\_ Months \_\_\_\_\_

Please provide a minimum of three (3) references, which may substantiate past work performance and experience in the type of work required for this contract. This should include the following: Business Name, Address, Phone Number and Contact Person

1. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Company Name of Bidder/Firm

LAUDERDALE COUNTY MISSISSIPPI

**INSTRUCTIONS TO PARTICIPANTS**

1. ALL PROPOSALS SHALL BE ON LAUDERDALE COUNTY BID FORMS AND SUBMITTED IN DUPLICATE.
2. ALL PROPOSALS SHALL BE FOB MERIDIAN, MS AND MUST INCLUDE ANY PRE-DELIVERY CHARGES.
3. PROPOSAL SHALL INCLUDE THE COMPANIES COMPLETED FORM W-9.
4. ALL PROPOSALS SHALL BE ADDRESSED TO THE LAUDERDALE COUNTY BOARD OF SUPERVISORS, C/O COUNTY ADMINISTRATOR, 410 CONSTITUTION AVENUE - 11TH FLOOR, MERIDIAN, MS 39301 AND CLEARLY MARKED ON OUTSIDE OF ENVELOPE AS FOLLOWS:

**RFP NO:**     #101-2022          **BID DUE DATE:**     March 17, 2022, by 2:00 P.M.    

**BID NAME:**     PURCHASE & DEVELOPMENT OF LAUDERDALE COUNTY PROPERTIES    

PROPOSALS MAY ALSO BE ELECTRONICALLY SUBMITTED VIA THE CENTRAL BIDDING WEBSITE AT: [WWW.CENTRALBIDDING.COM](http://WWW.CENTRALBIDDING.COM). FOR ANY QUESTIONS RELATING TO THE ELECTRONIC SUBMISSION/BIDDING PROCESS, PLEASE CALL CENTRAL BIDDING AT 225-810-4814.

**THE PURCHASING DEPARTMENT WILL NOT ACCEPT FACSIMILE (FAX) NOR EMAIL TRANSMISSIONS OF THIS PROPOSAL.** IT SHALL BE INCUMBENT UPON EACH BIDDER TO UNDERSTAND THE SPECIFICATIONS AS LISTED HEREIN AND TO OBTAIN CLARIFICATION WHEN NECESSARY. IT IS NOT THE INTENT OF THE SPECIFICATIONS TO LIMIT THE BIDDING TO ANY MAKE OR MANUFACTURE OF MATERIALS, BUT RATHER TO SELECT SUCH MATERIALS TO FILL A SPECIFIC NEED AND PERFORM A SPECIFIC TASK. ANY REFERENCE TO NAME-BRAND MATERIALS IS INTENDED TO ESTABLISH STANDARDS ONLY AND BIDS SUBMITTED IN MATERIALS EQUAL THERETO SHALL BE CONSIDERED.

NO RESPONSIBILITY WILL ATTACH TO ANY PERSON EMPLOYED BY THE BOARD FOR PREMATURE OPENING OF ANY PROPOSAL NOT PROPERLY ADDRESSED AND IDENTIFIED AS STIPULATED ABOVE.

THE LAUDERDALE COUNTY BOARD OF SUPERVISORS RESERVES THE RIGHT TO ACCEPT OR REJECT ANY AND ALL BID(S) AND TO WAIVE INFORMALITIES.

**DATED AND CERTIFIED BY:**

\_\_\_\_\_  
SIGNATURE OF BIDDER OR AUTHORIZED AGENT

\_\_\_\_\_  
DATE SIGNED



POC  
NW CORNER  
OF BLOCK 8,  
THREEFOOT AND  
HORNE'S SURVEY  
CITY OF MERIDIAN,  
LAUD. CO., MS.  
PIPE FOUND

GENERAL SURVEY NOTES:

NORTH BASED ON GEODETIC GPS OBSERVATION  
 SURVEY CLASSIFICATION "A"  
 FIELD SURVEY COMPLETED OCTOBER 2021

NOTE: THIS SURVEY WAS PERFORMED WITHOUT THE  
 BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL  
 ADDITIONAL RIGHT-OF-WAY, EASEMENTS OR  
 CONVEYANCES NOT SHOWN HEREON.

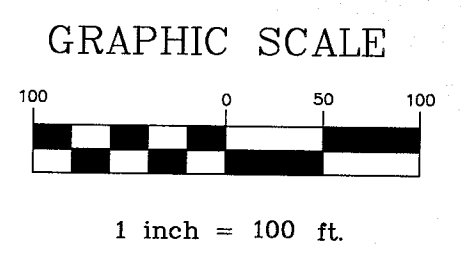
- (A) DENOTES ACTUAL BEARING AND DISTANCE
- (R) DENOTES RECORD BEARING AND DISTANCE
- IPF DENOTES IRON PIN FOUND
- IPS DENOTES IRON PIN SET
- POC DENOTES POINT OF COMMENCEMENT
- POB DENOTES POINT OF BEGINNING

REFERENCE MATERIAL:  
 LAUDERDALE COUNTY TAX MAP

INFO PROVIDED BY CLIENT

- DEED 2774 PAGE 317
- DEED 2994 PAGE 176
- DEED 2910 PAGE 100

- THREEFOOT AND HORNE'S  
SUBDIVISION MAP
- THREEFOOT AND HORNE'S ADDITION  
SUBDIVISION MAP



LEGAL DESCRIPTION

COMMENCING AT A PIPE FOUND MARKING THE NORTHWEST CORNER OF BLOCK 8, THREEFOOT AND HORNE'S SURVEY, CITY OF MERIDIAN, LAUDERDALE COUNTY, MISSISSIPPI; THENCE SOUTH 36 DEGREES 08 MINUTES 08 SECONDS EAST 289.94 FEET TO AN IRON PIN FOUND MARKING THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE NORTH 54 DEGREES 15 MINUTES 06 SECONDS EAST 501.57 FEET TO AN IRON PIN FOUND ON THE WEST RIGHT OF WAY LINE OF 22<sup>ND</sup> AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 36 DEGREES 27 MINUTES 10 SECONDS EAST 230.78 FEET TO AN IRON PIN FOUND; THENCE SOUTH 53 DEGREES 43 MINUTES 52 SECONDS WEST 744.28 FEET TO AN IRON PIN SET; THENCE NORTH 36 DEGREES 15 MINUTES 24 SECONDS WEST 237.53 FEET TO AN IRON PIN SET; THENCE NORTH 54 DEGREES 15 MINUTES 06 SECONDS EAST 241.94 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 4.00 ACRES, MORE OR LESS, AND BEING PART BLOCK 10, 11, AND 12 AND ALSO PARTS OF "F" STREET CLOSED, 23RD AVENUE CLOSED, AND 24TH AVENUE CLOSED OF THREEFOOT AND HORNE'S SURVEY AND THREEFOOT AND HORNE'S ADDITION SURVEY, CITY OF MERIDIAN, LAUDERDALE COUNTY, MISSISSIPPI.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, KEITH HUGH MCCRANEY, MISSISSIPPI REGISTERED LAND SURVEYOR NO. 02826, AM RESPONSIBLE FOR THE FIELD SURVEY OF THE PROPERTY PLOTTED HEREON AND THAT THIS PLAT IS A TRUE AND CORRECT RECORD OF THE SURVEY

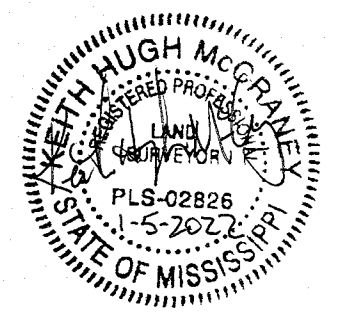
*Keith H. McCraney* 1/5/2022

NO.	DATE	REVISION	DESCRIPTION	BY
1	1/5/22	REVISED	ACREAGE TO 4 ACRES	

MAP OF SURVEY SITUATED IN BLOCKS 7, 8, & 10 OF THREEFOOT AND HORNE'S SURVEY AND THREEFOOT AND HORNE'S ADDITION SURVEY, CITY OF MERIDIAN, LAUDERDALE COUNTY, MISSISSIPPI.

FOR  
 LAUDERDALE COUNTY BOS

F.B.	P.	DATE: 1-5-2022	SHEET
DWG FILE: CIVIL3D\COUNTY\2021\21609\BOUNDARY.DWG		DRAWN BY: SR	1
JOB NO. 21-609		CHECKED BY: KM	OF
DRAWING NO. D-4673		SCALE: AS SHOWN	1



**Engineering Plus**

Planning • Surveying • Testing • Landscape Design  
 1724-B 23rd Ave. Meridian, Mississippi 39301 (601) 693-4234 3662  
 Jefferson Street Macon, Mississippi 39341 (662) 726-1074 Email:  
 engplus@engineeringplus.com

December 9, 2021

Mr. Chris Lafferty  
County Administrator  
Lauderdale County  
410 Constitution Ave.  
Meridian, MS 39301

**RE: Lamar Hotel & Ulmer Building – Sale of Properties  
MDAH Project # 11-157-21 & 11-158-21  
Inventory # 075-MER-0141-NR-NRD-ML  
Inventory # 075-MER-0200-NRD-ML  
Meridian, Lauderdale County**

Dear Mr. Lafferty:

We have reviewed your Notices of Intent received November 22, 2021, regarding the above-referenced projects to sell the Lamar Hotel and Ulmer Building. The Lamar Hotel was designated as a Mississippi Landmark in 1988, and listed on the National Register of Historic Places in 1979. The Ulmer Building was designated as a Mississippi Landmark in 1999, and listed on the National Register of Historic Places in 2007.

In accordance with the Antiquities Law of Mississippi, Miss. Code Ann. § 39-7-1 *et seq.*, please send us notification that the potential buyers have been made aware of the Mississippi Landmark designation and of their responsibilities under the Antiquities Law of Mississippi. In addition, MDAH would like to meet with the potential buyers before the sale is finalized so that we may discuss with them their responsibilities as Mississippi Landmark owners. At the meeting, we would like to share with them opportunities that they may have with rehabilitating historic buildings using the tax incentives program.

If you have any questions, please contact me at (601) 576-6952 or [mtingle@mdah.ms.gov](mailto:mtingle@mdah.ms.gov). Your continued cooperation is appreciated.

Sincerely,

*Mingo Tingle*

Mingo Tingle  
Chief, Technical Preservation Services

cc: Statewide Survey File  
Mississippi Landmark File

By signing below, I acknowledge that I have been advised of the historical landmark designation of the properties listed above.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Firm Name

\_\_\_\_\_  
Date