

Exhibit "A"

DULING REDEVELOPMENT PROPOSAL FORM

TO: Jackson Public School District
Board of Trustees
662 South President Street
Jackson, MS 39225-2338

Ladies and Gentlemen:

The undersigned Proposers, having familiarized themselves with the Property (as defined in the Request for Redevelopment Proposals), and the terms and conditions of the Request for Redevelopment Proposals, hereby responds and proposes to enter into a redevelopment agreement with the Board, whereby the board conveys title to the Property in exchange for good and valuable consideration as further described in this proposal.

The details of our proposal are outlined in separate exhibits attached to this proposal with respect to the following:

1. Identification of a development team (i.e., the developer, contractor/builder, architect and any other entity which will assist in the proposed project), with names, business addresses, telephone numbers, point of contact, email addresses of all parties, including all current owners, partners and/or corporate officers;
2. Qualifications of development team (qualifications and development experience and status of current projects, including experiences related to the design, construction, leasing and management of urban real estate projects, if any);
3. Description of the concept and design of the proposal redevelopment;
4. Description of the Project Time Frame (the estimated schedule in which the project may be reasonably completed)
5. Projected business plan (including pro forma balance sheets, income statements and monthly cash flow statements), as required by House Bill 1302;
6. Summary description of the proposed financing plan, to include financial sources, offer price of property, proposed lease arrangement, amount of investor equity proposed; statement of anticipated investor risk;
7. Development budget, including all costs associated with the redevelopment project, including soft costs and hard cost of construction;
8. Data supporting the expertise of the entity's principals, as required by House Bill 1302;
9. Projections of the impact of the development on the neighborhood, the Fondren community and the City of Jackson in general;

10. A 10-year forecast or estimate of the financial return to be expected by the district from its participation as a partner in the development;
11. A 10-year estimate of the potential property tax revenues for the district as a result of the development;
12. Other information that may be relevant and helpful to the Board in making a final decision.

We understand that additional information and data is required by House Bill 1302 and may be required by the Board before entering into a development agreement with any respondent, including but not limited to:

1. Financial statements and tax returns for the 3 years immediately prior to the date the contract is formed, as required by House Bill 1302;
2. Credit reports on all persons or entities with a 20% or greater interest in the entity, as required by House Bill 1302;

In the event that this Proposal is accepted by the Board, the undersigned agrees that it will enter into a development agreement in a form as may be approved by the Board.

The undersigned understands that the Board has reserved the right to reject any and all proposals, to waive all informalities and to negotiate with any person for Proposals.

Respectfully submitted:

Date: _____

By:
