BE IT REMEMBERED that the Mayor and Board of Aldermen met on August 4, 2026, at 5:00 P.M., this being the regular meeting time. Mayor Graves called the meeting to order, and the following Aldermen were present: Underwood, Dear, Garrett, McConnell, and Tanksley. Also present were: City Attorney Kenneth Stockton, City Clerk Katie Harbin, Police Chief Vanderford, Police Lt. Shane Howell, Fire Chief Foresman, FLSE/PIO Chantay Rhone, Code Enforcement Officer Pittman, Public Works Director Brevin Holden, Building Inspector Bryan Riley, Administrative Director Erika Holden, Community Development & Tourism Director Jamie Sowell, Dan Etherton – SHPC, Brett Brown – Tate Record, Ricky Stevens – Tate County, Dennis McConnell, Blake Mendrop - Mendrop Engineering, Denise Liddell – Tate County EDF, Joe Max Higgins – Tate County EDF, Aaron Giddings, Carl Daivs, Wanda Jackson, Kim Parker, Alexus Parker, Liliana Segura, William Hardin, Maurice Robinson, Marco Benson, Genell Segg, Joyce Lindson, Allbi Air, Terrika Gidding, Charles Wright, Nick Redel, Shaquta Norwood, Wesly Wilbourn, Pretha Lsta, and Michael Cathey

Alderman Underwood gave the invocation.

Approve Agenda

City of Senatobia
Mayor and Board of Aldermen Agenda

August 4, 2026
City Hall 5pm

1. Call to Order, Prayer, Roll Call
2. Welcome
3. Approve Agenda
4. Discussion of City property located at 100 W Main Street
5. Approve Agreement with Axon-Chief Vanderford
6. Update on Audit
7. Authorize to set the Public Hearing for the Tax Levy and Budget FYE 2027
8. Department Reports

Consent Agenda

9. Approve Minutes from the Regular Mayor and Board of Aldermen meeting on July 21, 2026
10. Approve Docket of Claims numbers: 44212 – 44392 for a total of $398,208.52
11. Acknowledge the resignation from our Municipal Prosecutor Kenneth Stockton
12. Appoint Caroline Steward as Municipal Prosecutor
13. Authorize to move Public Works Street Department employee Issac Clemons to the Water/Sewer Department, no change in pay
14. Authorize to move Fire Sgt. Sowell from full-time to part-time, no change in pay
15. Authorize to hire Ian LaRue as a full-time Utility Meter Reader at a rate of $14.00 per hour, pending background and drug screening results
16. Authorize to hire Vernita Mays as a full-time Utility Billing Clerk at a rate of $15.50 per hour, pending background and drug screening results

17. Authorize Public Works Gas Supervisor David Cooke to attend the MS Public Service Commission Pipeline Safety Division 2026 Gas Operator Conference on September 14 – 16, 2026 in Flowood, MS, also authorize to pay registration and travel expenses

18. Authorize Mayor Graves, Board of Aldermen, Administrative Director Erika Holden, Building Inspector Bryan Riley, and Public Works Director Brevin Holden to attend the 2026 Fall CMO Elective Evening Class on September 24, 2026, in Oxford, MS, also authorize to pay registration and travel expenses

19. Authorize City Clerk Katie Harbin and Deputy City Clerk Francis Johnson to attend the 2026 Annual Municipal Clerks Fall Conference on October 27 – 30, 2026 in Natchez, MS, also authorize to pay registration and travel expenses

20. Approve to uphold the Planning Commissions denial of the rezoning request for 1026 W Main Street due to no proof of the character of the neighborhood substantially changing, warranting rezoning

21. Adopt Resolution granting ABB Inc. exemptions from Ad Valorem Taxes

22. Adopt Resolution granting ABB Inc. Free Port Warehouse License

23. Approve the lowest and best quote of $8,650.00 from Alpha Trailer & Truck Specialties LLC, for the purchase of a 2027 Load Trail LLC, CB8324073 trailer for the Public Works Department (budgeted item)

24. Authorize to accept the lowest and best quote of $4,000 from 3T Tree Service for trees work at Bethesda Cemetery

25. Executive Session – Economic Development

Mayor's Corner

Motion was made by Alderman Garrett, seconded by Alderman Underwood, to approve the agenda as presented. All present voting yea, motion carried.

Discussion of City property located at 100 W Main Street

Mayor Graves asked the Board if they had any thoughts on what we would like to do with the property. Mayor Graves reminded the Board that they approved to terminate the lease at the end of the lease term, then approved a lease extension for one year and also increase the rent.

Public Works Director Brevin Holden advised that he did a brief walk through of the building and saw some areas in need of repair. Mr. Holden went over some of the repairs that have been made recently. Mr. Holden advised that he could do an assessment of the property and bring that information back to the Mayor and Board.

Mayor Graves advised that we can place this on the October 6th meeting agenda. The lease extension is good through the end of October 2027, so we need to come up with the plan soon.

Alderman Garrett asked Jamie Sowell her thoughts.

Community Development & Tourism Director Jamie Sowell advised that we've discussed this property in grant workshops and in the comprehensive plan. It is prime real estate. We've discussed the need for a new municipal building, and this would be a great location.

Approve Agreement with Axon-Chief Vanderford

Mayor Graves advised the Board that our current agreement with Axon for body cameras and tasers is expiring. This agreement is for the same services but with updated equipment and

training. Mayor Graves advised that Alderman Garrett and Alderman Dear, met with the Police Chief and Axon representative, asked Alderman Garrett what he thought.

Alderman Garrett stated it was good, the latest and best equipment.

Alderman Tanksley asked about the length of the agreement, being 10 years. Can they do a 5-year or 3-year term?

Police Chief Vanderford answered that he can find out. I believe it is done for this length in order to stretch the amount out to smaller payments.

Mayor Graves advised we can find out some more information and bring this back on the August 18th meeting agenda.

Motion was made by Alderman McConnell, seconded by Alderman Garrett, to table this item for further review until the August 18, 2026, Board meeting. All present voting yea, motion carried.

Update on Audit

Mayor Graves advised the Board our Auditors, Givens Poag, have been working on the audit fye 2023. They have been making good progress and are near complete of the field work phase. The GASB 68 pension adjustment is a time-consuming part of the audit process. After those processes, they will review their work papers and prepare the financial statement and footnotes. They hope to be done around mid-September.

Authorize to set the Public Hearing for the Tax Levy and Budget FYE 2027

Motion was made by Alderman Garrett, seconded by Alderman McConnell, to authorize to set the Public Hearing for the Tax Levy and Budget FYE 2027 for September 1, 2026, at 5pm. All present voting yea, motion carried.

Approve to run the Public Hearing ad for the Tax Levy as a proposed increase FYE 2027

Motion was made by Alderman Garrett, seconded by Alderman Dear, to approve to run the Public Hearing Advertisement for the Tax Levy FYE 2027 as a proposed increase

Those Voting “Aye”: Alderman Underwood, Alderman Dear, Alderman Garrett, and Alderman Tanksley.
Those Voting “Nay”: Alderman McConnell.

Motion Carried.

Department Reports

Mayor advised the Board that they have received Department Reports in their packet.

Fire Chief Foresman advised the Board that the new truck will be here next Thursday, August 13th, pending the final test. Everything in the department has been going well.

Dan Etherton, SHPC, advised the Board that they didn’t have a meeting in June or July, but will have their next meeting on August 20th. They have some minor business on that agenda.

Mayor Graves asked Mr. Etherton about the non-compliant property, which went to court.

Mr. Etherton advised that the property owner’s attorney cited a lack of resources and asked for a continuance of 60 more days. Their attorney also requested a list of priority items.

Alderman Dear asked about Mr. Hudson, the French Hotel property, has he responded.

Mr. Etherton stated no sir, nothing. I will stay on him.

Public Works Director Brevin Holden advised the Board that the new skid steer is in and being put to work. It has been working great. They have needed it for a long time. Mr. Holden thanked the Board for allowing the purchase. Mr. Holden advised that the truck we ordered to pull the pothole patcher now has a delivery date of October. The dealership did change it to a 2027 model, for no extra charge.
Mr. Holden advised that Public Works has been cleaning the lower lot. They have been having some equipment issues. Mr. Holden advised that the speed bumps that we have been using aren't actually made for streets, they are made for parking lots. This is why they are tearing up easily. I would like to talk about those with you at a later date. We have been working in Back Acres and are wanting to do a smoke test to help with some of our work. Mr. Holden stated he found a buyer for the old water meters. Mr. Holden advised the Board that the knuckleboom is down right now. We will be tying into the new water town in the next couple of weeks. We have also been working with MDEQ on Rose Rd dump and training on the bulldozer.

Alderman Dear asked if we have anything to pull the new patcher.

Mr. Holden stated we could pull it on a 1500 truck, but it's not really high enough and won't work well.

Alderman Underwood asked about the lights on 740.

Mayor Graves stated he has reported the issue to PATH.

Building Inspector Bryan Riley advised the Board hopefully in the next 6 months we will see work starting for Waffle House. Work is going on for the Getwell Dr project. The strip centers on Cunningham Loop were approved. Mr. Riley stated that the Planning Commission has an upcoming public hearing for a special exception request for an AirBNB.

Community Development & Tourism Director Jamie Sowell advised the Board that a lot has been going on with the Downtown project. We keep uncovering random things and having several unexpected finds. PATH is reviewing the camera footage of the underground lines, again. Center and Ward will be paved before Front Street. Front Street will be done differently; we will discuss that process closer to time. The contractors and our Public Works staff have been great on this project. Good news is going forward, there will be plans, maps of everything in place. We have experienced a lot of rain this season that's pushed the work back a bit. We are currently held up on some easements for this project, hopefully we will have that figured out soon.
Mrs. Sowell advised that work on the old boy scout building is being done. IT will be the Sycamore Arts Studio and outdoor event space.
Mrs. Sowell advised that the buildings on Main Street have been removed. We are now needing to remove the sidewalks that were constructed in 2013. When they were put in, it was done in order to meet the elevation of the buildings that are no longer there. Removing them will make the elevation correct with the street.
Mrs. Sowell advised that we are eligible to apply for the MMSRG grant again. This is the one that we currently received and are using for the old boy scout building. This grant flows through the city.
Mrs. Sowell advised she and Erika recently met with Waste Pro to go over some issues with the dumpsters and missed trash pickups. I believe we got everything worked out. Erika was a big help with this situation.
Mrs. Sowell stated that the Red, White & Bikes and the Back to School Bash were both successful events. Mrs. Sowell stated that she can't express enough the importance of the elected officials attending these events.
Mrs. Sowell advised that Archives & History training will be held here in Senatobia tomorrow. It is regarding CLG Community, which we are. This training is required to keep our CLG Community status.

Mrs. Sowell advised that we have a total of 246 players registered for fall baseball and softball, with 142 for baseball and 104 for softball.

Mrs. Sowell advised that the sports website is now up and going. We are also going to try to get the scheduling software available for public use. We have the schedule set up to be that the recreational leagues have priority for practices on Mondays, Tuesdays and Thursdays, each team getting 2 practices a week until games start. The travel/competitive leagues can schedule practices on Wednesdays, Fridays, Saturdays, and Sundays. All until games start. We will now be offering travel/competitive teams field rentals of $600.00 for up to 10 practices of 2 hours each, per season, in addition to the $100.00 for 1 practice of 2 hours option.
We will close the fields to everyone on or around October 23rd in order to put down the rye grass.
Mrs. Sowell also advised that we opened up the concession stand for the Church league and it's gone well so far.

Alderman Dear asked about any fall tournaments.

Jamie Sowell stated that so far there are 3 softball tournaments, a Magnolia Heights School tournament and 2 baseball tournaments.

Consent Agenda

Mayor Pro Tem Garrett went over consent agenda items 9 - 24, asked if anyone had any questions. No questions were asked.

No questions were asked.

Motion was made by Alderman Dear, seconded by Alderman Garrett, to approve the consent agenda, as presented. All present voting yea, motion carried.

Approve Minutes from the Regular Mayor and Board of Aldermen meeting on July 21, 2026

Motion was made by Alderman Dear, seconded by Alderman Garrett, to approve the Minutes from the Regular Mayor and Board of Aldermen meeting on July 21, 2026. All present voting yea, motion carried.

Approve Docket of Claims numbers: 44212 – 44392 for a total of $398,208.52

Motion was made by Alderman Dear, seconded by Alderman Garrett, to approve the Docket of Claims numbers: 44212 – 44392 for a total of $398,208.52, as funds are available. All present voting yea, motion carried.

Acknowledge the resignation from our Municipal Prosecutor Kenneth Stockton

Motion was made by Alderman Dear, seconded by Alderman Garrett, to acknowledge the resignation from our Municipal Prosecutor Kenneth Stockton. All voting yea, motion carried.

Appoint Caroline Steward as Municipal Prosecutor

Motion was made by Alderman Dear, seconded by Alderman Garrett, to appoint Caroline Steward as Municipal Prosecutor. All voting yea, motion carried.

Authorize to move Public Works Street Department employee Issac Clemons to the Water/Sewer Department, no change in pay

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize to move Public Works Street Department employee Issac Clemons to the Water/Sewer Department, no change in pay. All voting yea, motion carried.

Authorize to move Fire Sgt. Sowell from full-time to part-time, no change in pay

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize to move Fire Sgt. Sowell from full-time to part-time, no change in pay. All voting yea, motion carried.

Authorize to hire Ian LaRue as a full-time Utility Meter Reader at a rate of $14.00 per hour, pending background and drug screening results

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize to hire Ian LaRue as a full-time Utility Meter Reader at a rate $14.00 per hour, pending background and drug screening results. All voting yea, motion carried.

Authorize to hire Vernita Mays as a full-time Utility Billing Clerk at a rate of $15.50 per hour, pending background and drug screening results

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize to hire Vernita Mays as a full-time Utility Billing Clerk at a rate of $15.50 per hour, pending background and drug screening results. All voting yea, motion carried.

Authorize Public Works Gas Supervisor David Cooke to attend the MS Public Service Commission Pipeline Safety Division 2026 Gas Operator Conference on September 14 – 16, 2026 in Flowood, MS, also authorize to pay registration and travel expenses

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize Public Works Gas Supervisor David Cooke to attend the MS Public Service Commission Pipeline Safety Division 2026 Gas Operator Conference on September 14 – 16, 2026 in Flowood, MS, also authorize to pay registration and travel expenses. All voting yea, motion carried.

Authorize Mayor Graves, Board of Aldermen, Administrative Director Erika Holden, Building Inspector Bryan Riley, and Public Works Director Brevin Holden to attend the 2026 Fall CMO Elective Evening Class on September 24, 2026, in Oxford, MS, also authorize to pay registration and travel expenses

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize Mayor Graves, Board of Aldermen, Administrative Director Erika Holden, Building Inspector Bryan Riley, and Public Works Director Brevin Holden to attend the 2026 Fall CMO Elective Evening Class on September 24, 2026, in Oxford, MS, also authorize to pay registration and travel expenses. All voting yea, motion carried.

Authorize City Clerk Katie Harbin and Deputy City Clerk Francis Johnson to attend the 2026 Annual Municipal Clerks Fall Conference on October 27 – 30, 2026 in Natchez, MS, also authorize to pay registration and travel expenses

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize City Clerk Katie Harbin and Deputy City Clerk Francis Johnson to attend the 2026 Annual Municipal Clerks Fall Conference on October 27 – 30, 2026 in Natchez, MS, also authorize to pay registration and travel expenses. All voting yea, motion carried.

Approve to uphold the Planning Commissions denial of the rezoning request for 1026 W Main Street due to no proof of the character of the neighborhood substantially changing, warranting rezoning

Motion was made by Alderman Dear, seconded by Alderman Garrett, to approve to uphold the Planning Commissions denial of the rezoning request for 1026 W Main Street due to no proof of the character of the neighborhood substantially changing, warranting rezoning. All voting yea, motion carried.

Adopt Resolution granting ABB Inc. exemptions from Ad Valorem Taxes

RESOLUTION OF THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF SENATOBIA, TATE COUNTY, MISSISSIPPI, GRANTING ABB INCORPORATED TAX EXEMPTION FROM AD VALOREM TAXES FOR A PERIOD OF TEN (10) YEARS, AS AUTHORIZED BY SECTION 27-31-101 ET SEQ., OF THE MISSISSIPPI CODE OF 1972, AS AMENDED

WHEREAS, ABB Incorporated filed in triplicate with this Board its Application for exemption from ad valorem taxation; and

WHEREAS, ABB Incorporated has produced written verification and documentation to this Board as to the authenticity and correctness of its Application in regard to the true value of the prayed from exemption, the completion date of said enterprise; and

WHEREAS, this Board finds as a fact that the property described in the aforesaid Application constitutes an industrial enterprise of public utility which was completed on the 31st day of December, 2025, that the present value of the property used in or necessary to the operation of said Company described in Exhibit A of said petition and sought thereby to be exempted is $55,880,056 at 75% exemption, and that said Company is entitled to the exemption sought for a period of ten (10) years, beginning on January 1, 2026, subject to approval and certification by the Mississippi State Tax Commission.

NOW, THEREFORE, BE IT RESOLVED BY the Mayor and Board of Alderman of the City of Senatobia, Tate County, Mississippi, as follows:

1. That the Application for ad valorem tax exemption by ABB Incorporated for a period of ten (10) years, beginning January 1, 2026, on the property described in the Application filed by said Company for tax exemption, and receipt of said application was acknowledged by the Mayor and Board of Aldermen on August 4, 2026, which is now hereby approved, subject to approval and certification by the Mississippi State Tax Commission.

2. That ABB Incorporated is hereby granted tax exemption on ad valorem taxes, except

State and School District ad valorem taxation, for a period of ten (10) years, beginning January 1, 2026.

3. That the Clerk of this Board be, and she is hereby directed to spread a copy of this Resolution on the minutes of this Board; and that said Clerk shall forward the original and three certified copies of the Application and a certified copy of the transcript of this Resolution approving said Application to the Mississippi State Tax Commission for its approval and certification; and said Clerk shall also forward one certified copy to the Tax Assessor of Tate County and obtain the Certificate of said Tax Assessor stating that both the real and personal property as itemized in the Application has been placed on the appropriate tax roll as "Non-Taxable", except for State and School District ad valorem taxes, for the duration of the exemption period only.

WHEREUPON, the foregoing Resolution was declared passed and adopted at a regular meeting of the Mayor and Board of Aldermen of the City of Senatobia, Tate County, Mississippi, on this 4th day of August 2026.

_____
Greg Graves, Mayor
City of Senatobia

ATTEST:

_____
Katie Harbin, City Clerk
City of Senatobia

Motion was made by Alderman Dear, seconded by Alderman Garrett, to adopt a Resolution granting ABB Inc. exemptions from Ad Valorem Taxes. All voting yea, motion carried.

Adopt Resolution granting ABB Inc. Free Port Warehouse License

RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF SENATOBIA, MISSISSIPPI, GRANTING ABB INCORPORATED, AN EXEMPTION FROM FREEPORT WAREHOUSE AD VALOREM TAXES, PURSUANT TO SECTIONS 27-31-51 THROUGH 27-31-61 OF THE MISSISSIPPI CODE OF 1972, ANNOTATED, AS AMENDED

WHEREAS, on the 31st day of March, 2026, ABB Incorporated, a North Carolina Corporation, requested an exemption from freeport warehouse ad valorem, pursuant to Sections 27-31-51 through 27-31-61 of the Mississippi Code of 1972, Annotated, as amended; and

WHEREAS, on the 31st day of March, 2026, ABB Incorporated, a North Carolina Corporation, filed with the Board of Aldermen of the City of Senatobia, Mississippi, their application in duplicate for exemption from freeport warehouse ad valorem taxes (except state and school ad valorem taxes) on all personal property held in Applicant's Finished Goods Warehouse and in transit through this state, and which either is moving in interstate commerce through or over the territory of the State of Mississippi or is consigned or transferred to the Applicant's Finished Goods Warehouse for storage in transit to a final destination outside the State of Mississippi.

WHEREAS, the Board has investigated said application and the allegations thereof and finds that the facts thereof are true and correct as therein stated.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the City of Senatobia, Mississippi, that the application of ABB Incorporated for exemption from ad valorem taxes on all personal property held in Applicant's Finished Goods Warehouse and in transit through this state, and which either is moving in interstate commerce through or over the territory of the State of Mississippi or is consigned or transferred to the Applicant's Finished Goods Warehouse for storage in transit to a final destination outside the State of Mississippi, be and the same is hereby approved.

The Clerk of this Board is hereby authorized to forward a certified transcript of this resolution of approval to ABB, Incorporated for submission to the Mississippi State Tax Commission.

PASSED AND ADOPTED on this the 4th day of August 2026.

_____
Greg Graves, Mayor
City of Senatobia

ATTEST:

_____
Katie Harbin, City Clerk
City of Senatobia

Motion was made by Alderman Dear, seconded by Alderman Garrett, to adopt a Resolution granting ABB Inc. Free Port Warehouse License. All voting yea, motion carried.

Approve the lowest and best quote of $8,650.00 from Alpha Trailer & Truck Specialties LLC, for the purchase of a 2027 Load Trail LLC, CB8324073 trailer for the Public Works Department (budgeted item)

Motion was made by Alderman Dear, seconded by Alderman Garrett, to approve the lowest and best quote of $8,650.00 from Alpha Trailer & Truck Specialties LLC, for the purchase of a 2027 Load Trail LLC, CB8324073 trailer for the Public Works Department (budgeted item). All voting yea, motion carried.

Authorize to accept the lowest and best quote of $4,000 from 3T Tree Service for trees work at Bethesda Cemetery

Motion was made by Alderman Dear, seconded by Alderman Garrett, to authorize to accept the lowest and best quote of $4,000 from 3T Tree Service for trees work at Bethesda Cemetery. All voting yea, motion carried.

Go into Closed Session to discuss going into Executive Session for Economic Development

Motion was made by Alderman Dear, seconded by Alderman Garrett, to go into closed session to discuss going into executive session for economic development. All voting yea, motion carried.

Go into Executive Session for Economic Development

Motion was made by Alderman McConnell, seconded by Alderman Dear, to go into executive session for economic development. All voting yea, motion carried.

Economic Development

**RESOLUTION OF INTENT OF THE
BOARD OF ALDERMEN OF CITY OF SENATOBIA, MISSISSIPPI
TO GRANT CERTAIN TAX INCENTIVES
TO SEMAR USA INC.
UPON ITS SATISFACTION OF CERTAIN CONDITIONS**

The Board of Aldermen of Senatobia, Mississippi (the "City"), took up the matter of expressing its intent to grant the tax incentives set forth herein to Semar USA Inc., a Delaware corporation (the "Company"), in the event the Company meets certain conditions set forth herein, as an inducement for the Company to locate in the City and to open a manufacturing facility in the City; and the following Resolution, having first been reduced to writing, was introduced:

RESOLUTION OF INTENT OF THE BOARD OF ALDERMEN OF SENATOBIA, MISSISSIPPI TO GRANT SEMAR USA INC. THE MAXIMUM AD VALOREM TAX INCENTIVES PERMITTED BY SECTION 27-31-105 OF THE MISSISSIPPI CODE OF 1972, AS AMENDED, A FREE PORT WAREHOUSE LICENSE, AND THE ASSOCIATED FREE PORT WAREHOUSE AD VALOREM TAX INCENTIVE IF THE COMPANY LOCATES A MANUFACTURING FACILITY IN SENATOBIA, MISSISSIPPI

WHEREAS the Board of Aldermen of the City (the "Board of Aldermen") does hereby find, adjudicate, and determine as follows:

1. The Company is considering the location of a new manufacturing facility in the electrical component field in the City (the "New Facility"), which will result in approximately 35 new jobs, approximately Five Hundred Thousand Dollars ($500,000) in new equipment investment and approximately Two Million and 00/100 Dollars ($2,000,000) in annual salaries (the "New Project");

2. The Company has advised the Board of Aldermen the New Project is also expected to provide construction employment and the opportunity for local contractors to bid on the New Project construction work;

3. The City, and its citizens will benefit from an enhancement to the local ad valorem tax base and an annual source of new ad valorem tax over the life of the New Project in addition to other benefits to the City, without any material obligation to make infrastructure investments or provide City or school services.

4. Pursuant to Section 27-31-105 of the Mississippi Code of 1972, as amended (the "Code"), the Mississippi Legislature has authorized the City, if the Board of Aldermen elects to do so, to grant an exemption from ad valorem taxes, except ad valorem taxes for school district purposes, upon the New Project, its equipment and replacement of equipment used in connection with, or necessary to, the operations of the New Project for a period not to exceed ten (10) years from the date of completion of the New Project;

5. The Company is a manufacturer as provided in Section 27-31-101 of the Code;

#4234892v1

6. Pursuant to Sections 27-31-51 et seq of the Code, to the extent the New Project or any portion thereof qualifies as a "free port warehouse", the Board of Aldermen is authorized, upon proper and timely application by the Company, to issue to the Company a free port warehouse license pursuant to Sections 27-31-51 et seq. of the Code and, in accordance therewith, approve, for the maximum period of time permitted by applicable law a freeport warehouse ad valorem tax exemption from all ad valorem taxes on all of the New Project's inventory that is eligible for exemption authorized by Section 27-31-53 of the Code;

7. The Board of Aldermen recognize that the Company could locate the New Project in other locations outside the City and desires to encourage the Company to locate the New Project in the City for the benefit of its citizens;

8. The intent of the Board of Aldermen, as expressed in this resolution, will play a material role in the Company's decision to construct, equip, and operate the New Project in the City; and

9. The Board of Aldermen now therefore find and determine that it would be in the best interest of the City and its citizens for the Board of Aldermen to grant the maximum ad valorem tax exemption provided in Code Section 27-31-101 and authorize a free port warehouse license and exemption to induce the location of the New Facility by the Company in the City.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN, ACTING FOR AND ON BEHALF OF THE CITY, AS FOLLOWS:

SECTION 1. Project Benefits. The Board of Aldermen acknowledge and agree that the New Project, if located in the City, will result in significant benefits to the City, and its citizens, including the creation of new construction job opportunities, permanent employment opportunities, and a long-term increase of ad valorem tax revenues, without any material obligation to make infrastructure investments or provide City or school services.

SECTION 2. Intent to Grant Ad Valorem Tax Exemption for the New Project. Acting for and on behalf of the City and by virtue of such authority as may now or hereafter be conferred upon it by the statutes and by any other applicable laws of the State of Mississippi, the Board of Aldermen declares its intention, if the New Project is constructed in the City, to grant Company the ad valorem tax exemptions set forth in Code Section 27-31-105 for a period of ten (10) years upon completion of the New Project.

SECTION 3. Intent to Grant Freeport Warehouse Exemption. Acting for and on behalf of the City and by virtue of such authority as may now or hereafter be conferred upon it by the statutes and any other applicable laws of the State of Mississippi, the Board of Aldermen declares its intention, if the New Project or any portion qualifies as a "free port warehouse" to issue to the Company a free port warehouse license pursuant to Section 27-31-51 of the Code, and, in accordance therewith, approve, for the maximum period of time permitted by applicable law a free port warehouse ad valorem tax exemption from all ad valorem taxes all of the New Project's inventory that is eligible for the exemption authorized by Section 27-31-53 of the Code.

SECTION 4. Captions. The captions or headings of this resolution are for convenience only and in no way define, limit or describe the scope or intent of any provision of these resolutions.

SECTION 5. Board Minutes. The City Clerk is hereby directed to spread a copy of this resolution on the minutes of this Board of Aldermen.

After discussion, Aldermen _____ moved and Aldermen _____ seconded the motion to adopt the foregoing resolution and, the question being put to a roll call vote, the result was as follows:

Alderman Dear	voted: _____
Alderman Underwood	voted: _____
Alderman McConnell	voted: _____
Alderman Garrett	voted: _____
Alderman Tankersley	voted: _____

The motion having received the affirmative vote of a majority of the members of the Board of Aldermen present, the motion was declared passed by the Chairman on this the ____ day of _____, 2026.

_____
Chairman, Board of Aldermen

ATTEST:

_____
City Clerk

#4234892v1

Motion was made by Alderman Underwood, seconded by Alderman Garrett to adopt the Resolution of Intent of the Board of Aldermen of City of Senatobia, Mississippi to grant certain tax incentives to Semar USA Inc. upon its satisfaction of certain conditions. All voting yea, motion carried

Economic Development

**RESOLUTION OF INTENT OF THE
BOARD OF ALDERMEN OF SENATOBIA, MISSISSIPPI
TO GRANT CERTAIN TAX INCENTIVES
TO CRYSTAL FINISHING SYSTEMS, INC.
UPON ITS SATISFACTION OF CERTAIN CONDITIONS**

The Board of Aldermen of Senatobia, Mississippi (the "City") took up the matter of expressing their intent to grant the tax incentives set forth herein to Crystal Finishing Systems, Inc., a Wisconsin corporation (the "Company"), in the event the Company meets certain conditions set forth herein, as an inducement for the Company to expand its existing manufacturing facility located in the City, and for the Company to construct a new manufacturing facility in the City; and the following Resolution, having first been reduced to writing, was introduced:

RESOLUTION OF INTENT OF THE BOARD OF ALDERMEN OF SENATOBIA, MISSISSIPPI (A) TO GRANT CRYSTAL FINISHING SYSTEMS, INC. THE MAXIMUM AD VALOREM TAX INCENTIVES PERMITTED BY SECTION 27-31-105 OF THE MISSISSIPPI CODE OF 1972, AS AMENDED, IF CRYSTAL FINISHING SYSTEMS, INC. EXPANDS ITS EXISTING MANUFACTURING FACILITY IN SENATOBIA, MISSISSIPPI, AND (B) TO ENTER INTO A FEE-IN-LIEU OF AD VALOREM TAX AGREEMENT UNDER SECTION 27-31-104 OF THE MISSISSIPPI CODE OF 1972, AS AMENDED, IF CRYSTAL FINISHING SYSTEMS, INC. SPENDS AT LEAST SIXTY MILLION DOLLARS ($60,000,000) ON A NEW MANUFACTURING FACILITY IN SENATOBIA, MISSISSIPPI, OR, IF THE NEW MANUFACTURING FACILITY IS BUILT IN SENATOBIA, MISSISSIPPI FOR LESS THAN SIXTY MILLION DOLLARS ($60,000,000), THEN WILL GRANT CRYSTAL FINISHING SYSTEMS, INC. THE MAXIMUM AD VALOREM TAX INCENTIVES PERMITTED BY SECTION 27-31-105 OF THE MISSISSIPPI CODE OF 1972, AS AMENDED; AND RELATED MATTERS.

WHEREAS, the Board of Aldermen of the City (the "Board of Aldermen") hereby finds, adjudicates, and determines as follows:

1. The Company has an existing manufacturing facility located in Senatobia, Tate County, Mississippi (the "Existing Facility"), and it plans to expand the Existing Facility which will result in ten to fifteen new jobs (the "Expansion Project");

2. The Company has advised the Board of Aldermen that the Expansion Project, if constructed and equipped in the City, is expected to require a capital investment equal to or in excess of Ten Million Dollars ($10,000,000) in the City to construct and equip the Expansion Project;

3. The Expansion Project is also expected to provide construction employment and the opportunity for local contractors to bid on the Expansion Project construction work;

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4. The City and its citizens will benefit from a significant enhancement to the local ad valorem tax base and an annual source of new ad valorem tax over the life of the Expansion Project in addition to such other benefits to the City, without any material obligation to make infrastructure investments or provide City or school services.

5. Pursuant to Section 27-31-105 of the Mississippi Code of 1972, as amended (the "Code"), the Mississippi Legislature has authorized the City, if the Board of Aldermen elects to do so, to grant an exemption from ad valorem taxes, except ad valorem taxes for school district purposes, upon each addition to or expansion of the facility or property or replacement of equipment, used in connection with, or necessary to, the operations of a manufacturer for a period not to exceed ten (10) years from the date of completion of the expansion;

6. Pursuant to Sections 27-31-51 et seq of the Code, to the extent the New Project or any portion thereof qualifies as a "free port warehouse", the Board of Aldermen is authorized, upon proper and timely application by the Company, to issue to the Company a free port warehouse license pursuant to Sections 27-31-51 et seq. of the Code and, in accordance therewith, approve, for the maximum period of time permitted by applicable law a freeport warehouse ad valorem tax exemption from all ad valorem taxes on all of the New Project's inventory that is eligible for exemption authorized by Section 27-31-53 of the Code;

7. The Company is a manufacturer as provided in Section 27-31-101 of the Code;

8. The Company has also advised the Board of Aldermen that it intends to build a new manufacturing facility in the County (the "New Project"), and the New Project, if constructed and equipped in the County, is expected to require a capital investment equal to or in excess of Sixty Million Dollars ($60,000,000) in the City to construct and equip the New Project (the "Anticipated Investment") and create approximately two hundred (200) new full time jobs;

9. The New Project is also expected to provide construction employment and the opportunity for local contractors to bid on the New Project construction work;

10. The City and its citizens will benefit from a significant enhancement to the local ad valorem tax base and an annual source of new ad valorem tax over the life of the New Project in addition to such other benefits to the City, without any material obligation to make infrastructure investments or provide City or school services.

11. Pursuant to Section 27-31-104 of the Code, the Mississippi Legislature has authorized the City, if the Board of Aldermen elect to do so, to approve and enter into an agreement with a "new enterprise," as such term is defined in Code Section 27-31-101 or a "private company" as that term is defined in Code Section 57-61-5(e) (a "FILOT Agreement"), and pursuant to such FILOT Agreement grant or otherwise approve a fee-in-lieu of ad valorem taxes, including ad valorem taxes levied for school purposes, for projects totaling over Sixty Million Dollars ($60,000,000.00) in investment, subject to the conditions and limitations prescribed by said Code section and any other terms and conditions set forth in said FILOT Agreement, which, in the discretion of the Board of Aldermen, shall protect and safeguard the interests of the City and its citizens;

12. As a manufacturing facility the New Project will constitute a "new enterprise" as such term is defined in Code Section 27-31-101 and a "private company" as such term is defined in Code Section 57-61-5(e) and is therefore eligible, upon satisfaction of the conditions set forth therein, together with the terms and conditions set forth in a FILOT Agreement between the Company and the City (and subject to the approval and certification of such FILOT Agreement by the Mississippi Development Authority ("MDA")), to pay an annual fee-in-lieu of ad valorem taxes pursuant to Code Section 27-31-104.

13. In the event the New Project is built in the City but the Anticipated Investment is not met, then the City, pursuant to Section 27-31-101 of the Code, intend to grant an exemption from ad valorem taxes, except ad valorem taxes for school district purposes, on tangible property used in, or necessary to, the operation of the Company's New Project for a period not to exceed ten (10) years from the date of completion of the New Project.

14. In the event the Expansion Project has commenced by December 31, 2026 and the New Project has commenced by June 30, 2028, the City intends to treat the Expansion Project and the New Project as a single project (the "Project") under a FILOT Agreement (subject to the approval and certification of such FILOT Agreement by the MDA), and upon satisfaction of the terms and conditions in the FILOT Agreement the Company shall pay an annual fee-in-lieu of ad valorem taxes pursuant to Code Section 27-31-104 on the agreed upon assessed value of the Project (as determined by the County Tax Assessor as of the date of the FILOT Agreement).

15. The Board of Supervisors recognize that the Company could locate the New Project in other locations outside of the City and desires to encourage the Company to locate the New Project in the City for the benefit of their citizens;

16. In furtherance of such City objective, to the extent that the City is selected by the Company for the location of the New Project and the capital investment for the New Project is equal to or greater than the Anticipated Investment, the Board of Aldermen desires to hereby declare their intent to approve and enter into a FILOT Agreement with the Company pursuant to Code Section 27-31-104 for the maximum term permitted thereby (*i.e.*, thirty (30) years as of the date of this resolution), upon mutually agreed upon terms and conditions and such other conditions, which, in the discretion of the Board of Aldermen, will protect and safeguard the interests of the City and its citizens, including, without limitation, a prescribed method of calculating the annual fee-in-lieu of ad valorem tax amount which shall result in the fee-in-lieu payment being equal to one-third (1/3) of the ordinary City and school ad valorem taxes otherwise payable with respect to the New Project constructed or installed in the City, and subject to the approval and certification of such FILOT Agreement by the MDA; provided, however, that no particular item of real or personal property may, under the laws of the State of Mississippi, be subject to a FILOT Agreement for a period of more than ten (10) years;

17. Said intent of the Board of Aldermen, as expressed herein, will play a material role in the Company's decision to construct, equip, and operate the New Project in the City; and

18. The Board of Aldermen now therefore finds and determines that it would be in the best interest of the City and its citizens for the Board of Aldermen to express their intent, as stated herein, to enter into a FILOT Agreement with the Company for the New Project or the Project, or,

alternatively, to grant the maximum ad valorem tax exemption provided in Code Section 27-31-101, to induce the location thereof by the Company in the City.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN, ACTING FOR AND ON BEHALF OF THE CITY, AS FOLLOWS:

SECTION 1. Project Benefits. The Board of Aldermen acknowledges and agrees that the Expansion Project and the New Project, if constructed in the City, will result in significant benefits to the City and its citizens, including the creation of new construction job opportunities, permanent employment opportunities, and a long-term increase of ad valorem and/or fee-in-lieu of ad valorem tax revenues, without any material obligation to make infrastructure investments or provide City or school services.

SECTION 2. Intent to Grant Ad Valorem Tax Exemption for the Expansion Project. Acting for and on behalf of the City and by virtue of such authority as may now or hereafter be conferred upon it by the statutes and by any other applicable laws of the State of Mississippi, the Board of Aldermen does hereby declare its intention, if the Expansion Project is constructed in the City, to grant Company the ad valorem tax exemptions set forth in Code Section 27-31-105 for a period of ten (10) years upon completion of the Expansion Project.

SECTION 3. Intent to Enter into FILOT Agreement. Acting for and on behalf of the City and by virtue of such authority as may now or hereafter be conferred upon it by the statutes and by any other applicable laws of the State of Mississippi, the Board of Aldermen does hereby declare its intention, if the associated capital investment for the New Project is equal to or greater than the Anticipated Investment, to enter into a FILOT Agreement with the Company in connection with the New Project and/or the Project, pursuant to Code Section 27-31-104 and for the maximum term permitted thereby (*i.e.*, thirty (30) years as of the date of completion of the New Project), upon mutually agreed upon terms and conditions and such other conditions, which, in the discretion of the Board of Aldermen, will protect and safeguard the interests of the City and its citizens, including, without limitation, a prescribed method of calculating the annual fee-in-lieu of ad valorem tax amount which shall result in the fee-in-lieu payment being equal to one-third (1/3) of the ordinary City and school ad valorem taxes otherwise payable with respect to the New Project and/or Project property constructed or installed in the City and taxable to the Company, and subject to the approval and certification of such FILOT Agreement by the MDA; provided, however, that no particular item of real or personal property may, under the laws of the State of Mississippi, be subject to a FILOT Agreement for a period of more than ten (10) years.

SECTION 4. Intent to Grant Ad Valorem Tax Exemption for the New Project. Acting for and on behalf of the City and by virtue of such authority as may now or hereafter be conferred upon it by the statutes and by any other applicable laws of the State of Mississippi, the Board of Aldermen does hereby declare its intention, if the New Project is constructed in the City at a total cost of less than Sixty Million Dollars ($60,000,000), to grant Company the ad valorem tax exemptions set forth in Code Section 27-31-105 for a period of ten (10) years upon completion of the New Project.

SECTION 5. Intent to Grant Freeport Warehouse Exemption. Acting for and on behalf of the City and by virtue of such authority as may now or hereafter be conferred upon it by the

statutes and any other applicable laws of the State of Mississippi, the Board of Aldermen declares its intention, if the New Project or any portion qualifies as a "free port warehouse" to issue to the Company a free port warehouse license pursuant to Section 27-31-51 of the Code, and, in accordance therewith, approve, for the maximum period of time permitted by applicable law a free port warehouse ad valorem tax exemption from all ad valorem taxes all of the New Project's inventory that is eligible for the exemption authorized by Section 27-31-53 of the Code.

SECTION 6. Other Conditions and Clarifications. The intent of the Board of Aldermen expressed in Section 2 is further conditioned on the Company commencing construction on the Expansion Project no later than December 31, 2026. The intent of the Board of Aldermen expressed in Sections 3 and 4 is further conditioned as follows: The Board of Aldermen's commitment to enter into the FILOT Agreement contemplated in Section 3 or to grant the ad valorem tax exemption set forth in Section 4 shall expire on June 30, 2028 unless the Company has, prior to such date, substantially commenced or caused the substantial commencement of the construction of the New Project in the City; provided, however, in the event that such FILOT Agreement is executed by the Company and the City prior to such commencement of construction of the New Project, the FILOT Agreement shall contain terms and conditions which permit the Board of Aldermen to unilaterally terminate the FILOT Agreement if the Company fails, prior to June 30, 2028, to substantially commence or caused the substantial commencement of the construction of the New Project in the City.

SECTION 7. Captions. The captions or headings of this resolution are for convenience only and in no way define, limit or describe the scope or intent of any provision of these resolutions.

SECTION 8. Board Minutes. The City Clerk is hereby directed to spread a copy of this resolution on the minutes of this Board of Aldermen.

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After discussion, Alderman _____ moved and Alderman _____ seconded the motion to adopt the foregoing resolution and, the question being put to a roll call vote, the result was as follows:

Alderman Dear	voted: _____
Alderman Underwood	voted: _____
Alderman McConnell	voted: _____
Alderman Garrett	voted: _____
Alderman Tankersley	voted: _____

The motion having received the affirmative vote of a majority of the Aldermen present, the motion was declared passed by the Chairman on this the ____ day of _____, 2026.

_____
Chairman of the Board of Aldermen

ATTEST:

_____
City Clerk

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Motion was made by Alderman Underwood, seconded by Alderman Dear to adopt the Resolution of Intent of the City of Senatobia, Mississippi to grant certain tax incentives to Crystal Finishing Systems, Inc. upon its satisfaction of certain conditions. All voting yea, motion carried.

Economic Development

RESOLUTION OF INTENT OF THE BOARD OF ALDERMEN OF SENATOBIA, MISSISSIPPI TO PROVIDE A DEED OF GIFT OF A FACILITY SITE TO CRYSTAL FINISHING SYSTEMS, INC. UPON ITS SATISFACTION OF CERTAIN CONDITIONS

The Board of Aldermen of Senatobia, Mississippi (the "City") took up the matter of expressing its intent to provide a Deed of Gift of approximately 25 to 30 acres to Crystal Finishing Systems, Inc., a Wisconsin corporation (the "Company"), in the event the Company meets certain conditions set forth herein, as an inducement for the Company to construct a new manufacturing facility in the City; and the following Resolution, having first been reduced to writing, was introduced:

RESOLUTION OF INTENT OF THE BOARD OF ALDERMEN OF SENATOBIA, MISSISSIPPI TO GRANT CRYSTAL FINISHING SYSTEMS, INC. A DEED OF GIFT FOR APPROXIMATELY 25 to 30 ACRES A) IF CRYSTAL FINISHING SYSTEMS, INC. CONSTRUCTS A NEW MANUFACTURING FACILITY IN SENATOBIA, B) SPENDS AT LEAST SIXTY MILLION DOLLARS ($60,000,000) ON THE NEW MANUFACTURING FACILITY IN SENATOBIA, MISSISSIPPI, C) CREATES A MINIMUM OF 50 NEW JOBS WITH AN ANNUAL PAYROLL OF A MINIMUM OF $2,500,000 WITHIN 5 YEARS OF OPENING OF THE FACILITY FOR PRODUCTION, AND D) COMMENCES CONSTRUCTION NO LATER THAN MARCH 1, 2027.

WHEREAS the Board of Aldermen of the City (the "Board of Aldermen") hereby finds, adjudicates, and determines as follows:

1. The Company has an existing manufacturing facility located in Senatobia, Mississippi (the "Existing Facility");

2. The Company has also advised the Board of Aldermen that it intends to build a new manufacturing facility in the City (the "New Project"), and the New Project, if constructed and equipped, is expected to require a capital investment by the Company in excess of Sixty Million Dollars ($60,000,000) (the "Anticipated Investment") and within 5 years of becoming operational create a minimum of fifty (50) new full time jobs, with an annual payroll of a minimum of Two Million Five Hundred Thousand Dollars ($2,500,000);

3. The New Project is also expected to provide construction employment and the opportunity for local contractors to bid on the New Project construction work;

4. The City and its citizens will benefit from a significant enhancement to the local ad valorem tax base and an annual source of new ad valorem tax over the life of the New Project in addition to such other benefits to the City, without any material obligation to make infrastructure investments or provide City or school services.

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5. Said intent of the Board of Aldermen, as expressed herein, will play a material role in the Company's decision to construct, equip, and operate the New Project in the City; and

6. The Board of Aldermen now therefore finds and determines that it would be in the best interest of the City and its citizens for the Board of Aldermen to commit and express its intent, as stated herein, to execute and provide to Company a Deed of Gift of approximately 25 to 30 acres containing a reverter clause provided the Company does not meet its obligations

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN, ACTING FOR AND ON BEHALF OF THE CITY, AS FOLLOWS:

SECTION 1. Project Benefits. The Board of Aldermen acknowledges and agrees that the New Project, if constructed in the City, will result in significant benefits to the City and its citizens, including the creation of new construction job opportunities, permanent employment opportunities, and a long-term increase of ad valorem and/or fee-in-lieu of ad valorem tax revenues, without any material obligation to make infrastructure investments or provide City or school services.

SECTION 2. City Commitments. Provided the Company on or before August 28, 2026 commits to a) commence construction of the New Project no later than March 1, 2027, and b) makes a new capital investment of more than Sixty Million Dollars ($60,000,000) in building and equipping the New Project in the City; and c) creates a minimum of 50 new full time jobs with an annual payroll of at least $2.5 million within 5 years of becoming operational, the City will authorize and execute a Deed of Gift to approximately 25 to 30 acres of land (to be surveyed) located at the corner of Scott Street and Shands Bottom Road to the Company, or its affiliates, to be used for the New Facility. The Deed of Gift will contain reverter and/or claw back provisions to become effective provided the Company fails to meet its commitments.

SECTION 3. Captions. The captions or headings of this resolution are for convenience only and in no way define, limit or describe the scope or intent of any provision of these resolutions.

SECTION 4. Board Minutes. The City Clerk is hereby directed to spread a copy of this resolution on the minutes of this Board of Aldermen.

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After discussion, Alderman _____ moved and Alderman _____ seconded the motion to adopt the foregoing resolution and, the question being put to a roll call vote, the result was as follows:

Alderman Dear	voted: _____
Alderman Underwood	voted: _____
Alderman McConnell	voted: _____
Alderman Garrett	voted: _____
Alderman Tankersley	voted: _____

The motion having received the affirmative vote of a majority of the Aldermen present, the motion was declared passed by the Chairman on this the ____ day of _____, 2026.

_____
Chairman of the Board of Aldermen

ATTEST:

_____
City Clerk

Motion was made by Alderman Underwood, seconded by Alderman Dear to adopt the Resolution of Intent of the City of Senatobia, Mississippi to provide a deed of gift of a facility site to Crystal Finishing Systems, Inc. upon its satisfaction of certain conditions. All voting yea, motion carried.

Come out of Executive Session

Motion was made by Alderman Tanksley, seconded by Alderman Garrett, to come out of executive session. All voting yea, motion carried.

Recess

Motion was made by Alderman Tanksley, and seconded by Alderman Dear, to recess to August 7, 2026, at 4pm. All voting yea, motion carried.

_____
Greg Graves, Mayor

ATTEST:

_____
Katie Harbin, City Clerk