

BID PROPOSAL

TO: Jackson Redevelopment Authority
Union Station, 300 West Capitol Street, Suite 200
Jackson, Mississippi 39203

Commissioners:

The undersigned (the “Proposer”), having familiarized themselves/itself with the residential lots owned by the Jackson Redevelopment Authority (the “JRA”) described herein on Exhibit A (the “Property”) as described in the Notice of Disposition of Real Property dated _____, 2026 (the “Notice”), and the bid terms and conditions contained in the Notice, which are incorporated herein, hereby proposes to purchase the Property as identified accordance with the above listed documents and more particularly as set forth herein.

1. The purchase price for the Property which the Proposer will agree to pay is as follows:

\$ per Lot	x 9 Lots	= \$	
Quitclaim Deed Recording Costs		Proposer pays upon deed recordation	
JRA’s Sale Costs		Calculated at Sale	

2. The Proposer (requests) (will require) the following variations from and/or additions to the terms described in the Notice:

3. The details of the proposed use of the Property are as follows:

4. In the event that this Proposal is accepted by JRA, the Proposer will receive a Quitclaim Deed in the form attached to the Notice.

5. The Proposer understands that JRA has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to (i) the value, nature, quality or condition of the Property, including, without limitation, the water, soil and geology, (ii) the income to be derived from the Property, (iii) the suitability of the Property for any and all activities and uses which Grantee may conduct thereon, (iv) the compliance of or by the

Property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body, (v) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the Property, and (vi) any other matter with respect to the Property, and specifically, that JRA has not made, does not make and specifically disclaims any representations regarding compliance with any environmental protection, pollution or land uses laws, rules, regulations, orders or requirements, including solid waste, as defined by the U.S. Environmental Protection Agency regulations at 40 C.F.R. Part 261, or the disposal or existence, in or on the Property, of any hazardous substance, as defined by the Comprehensive Environmental Response Compensation and Liability Act of 1980, as amended, and regulations promulgated thereunder. Proposer further acknowledges and agrees that having been given the opportunity to inspect the Property, Proposer is relying solely on its own investigation of the Property and not on any information provided or to be provided by JRA. Proposer further acknowledges and agrees that any information provided or to be provided with respect to the Property was obtained from a variety of sources and that JRA has not made any independent investigation or verification of such information and makes no representations as to the accuracy or completeness of such information. Proposer agrees that JRA is not liable or bound in any manner by any verbal or written statements, representations or information pertaining to the Property, or the operation thereof, furnished by any real estate broker, agent, employee, servant or other person. Proposer further acknowledges and agrees that to the maximum extent permitted by law, the sale of the Property is made on an "AS IS" basis.

6. In submitting this Proposal, the Proposer understands: (a) JRA will not accept bids submitted below the minimum bid stated in the Notice and (b) JRA reserves the right to suspend the Sale, reject bids considered inadequate, terminate the Sale and re-offer the Property a later Sale pursuant to Miss. Code Ann. § 17-25-25.
7. Attached hereto is a statement showing the Proposer's qualifications, experience and financial responsibility.

Respectfully submitted:

Date: _____

By: _____

(following to be completed if a corporation, partnership, limited liability company or other entity)

The formal name and any doing business as designation of our entity is properly stated above and chartered or organized under the laws of the State of _____. The complete names, titles and business addresses of the principal executive officers, partners, managers and members, as applicable, are as follows:

Title/Office	Name	Address

**STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY**

1. a. Name of Proposer:

b. Address and ZIP Code of Proposer:

2. Is the Proposer a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ____ YES ____ No

If Yes, list each such corporation or firm by name and address, specify its relationship to the Proposer, and identify the officers and directors or trustees common to the Proposer and such other corporation or firm.

3. a. The financial condition of the Proposer, as of _____, 20__, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a recent financial statement, preferably certified, showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and preferably based on a proper audit.)

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based (if applicable):

4. Are any funds for carrying out the Proposer's obligations to be obtained from sources other than the Proposer's own funds? ____ YES ____ No. If yes, attach a statement of the Proposer's plan for obtaining such funds.

5. Names and addresses of bank references:

6. a. Has the Proposer or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Proposer or said parent corporation, or any of the Proposer's officers or principal members, shareholders or investors (referred to herein as "principals of the Proposer") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ____ YES ____ No

If Yes, give date, place, and under what name.

b. Has the Proposer or anyone referred to above as “principals of the Proposer” been indicted for or convicted of any felony within the past 10 years?

___ YES ___ No

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

7. a. Undertakings comparable to the proposed undertaking, which have been carried out by the Proposer or any of the principals of the Proposer, including identification and brief description of each undertaking and parties who may be contacted with respect thereto:

b. If the Proposer or any of the principals of the Proposer has ever been an employee, in a supervisory capacity, for any party carrying out activities comparable to the proposed undertaking, name of such employee, name and address of employer, title of position and brief description of work:

8. Does any member of the governing body or employee of the Jackson Redevelopment Authority or the City or any officer or employee of the Jackson Redevelopment Authority or the City have any direct or indirect personal interest in the Proposer or the proposed undertaking?
___ YES ___ No

If Yes, explain.

9. Statements and other evidence of the Proposer’s qualifications and financial responsibility (other than the financial statement referred to in Item 3(a)), are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We)¹ _____ certify that this Proposer's Statement of Qualifications and Financial Responsibility and the attached evidence of the Proposer's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.

Dated: _____

Dated: _____

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Proposer is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if a limited liability company, by one of the managers, or if no managers, by one of the members; if any other type of entity, by its president and secretary or by one of its chief officers having knowledge of the financial status and qualifications of the Proposer.

EXHIBIT A

Lots 12, 13, 16, 17, 19, 21, 23, 26, and 29, Stillcreek Subdivision, Part 1, a subdivision according to the map or plat thereof and on file and of record in the office of the Chancery Clerk of the First Judicial District of Hinds County, Mississippi in Plat Book 34, Page 24, reference to which is hereby made in aid of and as part of this description.

For reference purposes only, the Property is currently identified by the following Hinds County tax parcel numbers:

1. 831-304
2. 831-301
3. 831-298
4. 831-296
5. 831-294
6. 831-292
7. 831-291
8. 831-288
9. 831-287