

**Lauderdale County Board of Supervisors**

Lauderdale County Courthouse  
2600 Courthouse Blvd., Room 2002  
Meridian, MS 39301  
601-482-9746 Main  
purchasing@lauderdalecounty.org



**REQUEST FOR PROPOSALS (RFP)**

**RFP NO. LC070-2025: PURCHASE & DEVELOPMENT OF LAUDERDALE COUNTY PROPERTIES**

**THIS RFP CONTAINS OPPORTUNITIES FOR THREE (3) PROPERTIES  
PROPOSALS CAN BE SUBMITTED FOR ONE OR ALL OPTIONS**

**PACKET INCLUDES THE FOLLOWING:**

- Advertisement
- Bid Overview
- Description & Specifications
- Other Information
- Vendor Data Form
- Professional Reference Sheet
- Instructions & Certification
- Addenda
- MDAH Letter of Acknowledgement (Ulmer Building)

**PROPOSALS DUE BY WEDNESDAY, OCTOBER 01, 2025, NOT LATER THAN 2:00 P.M.**

**NO LATE PROPOSALS WILL BE ACCEPTED**

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Firm Name

## ADVERTISEMENT FOR PROPOSALS

NOTICE is hereby given that the Board of Supervisors of Lauderdale County, Mississippi, will receive sealed bid proposals until 2:00 p.m. on Wednesday, October 01, 2025, for the following:

### **RFP NO. LC070-2025: PURCHASE & DEVELOPMENT OF LAUDERDALE COUNTY PROPERTIES**

The above shall be proposed per detailed specification on file in the Office of the Purchase Clerk, 2600 Courthouse Blvd, 2nd Floor, Meridian, MS 39301, (601) 482-9746, which may be obtained upon request or by visiting either the website of Lauderdale County Board of Supervisors at [www.lauderdalecounty.org](http://www.lauderdalecounty.org) or Central Bidding at [www.centralbidding.com](http://www.centralbidding.com).

**Electronic Proposals** can be submitted via Central Bidding at [www.centralbidding.com](http://www.centralbidding.com).

**Sealed Proposals** can be submitted by mail via USPS, by courier service i.e., FedEx or by hand to the Lauderdale County Purchasing Department, 2600 Courthouse Blvd, 2<sup>nd</sup> Floor, Meridian, MS 39301, Monday thru Friday between the hours of 8:00 a.m. to 5:00 p.m. Envelopes must be received by the acceptance date and time listed above.

Each bid proposal must be received in a sealed envelope which contains the proposer's business name and address and is marked in the lower left-hand corner with the words "PROPOSAL FOR PURCHASE & DEVELOPMENT OF LAUDERDALE COUNTY PROPERTIES", "RFP #LC070-2025", and the "DATE OF THE BID OPENING". Adherence to the proposal's specifications is strongly recommended for your bid to be considered.

**Proposals cannot be faxed or emailed and will be rejected if submitted as such.** Envelopes must be labeled correctly.

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

From the bid proposals submitted, the Board of Supervisors shall select the most qualified based on price, and other relevant factors, negotiate and enter into a contract, all pursuant to Section 31-7-13, Mississippi Code of 1972, as amended. All proposals offered will be read aloud. All proposals will be accepted and evaluated by the Lauderdale County staff.

The board reserves the right to reject any, and all proposals received and to waive informalities.

LAUDERDALE COUNTY BOARD OF SUPERVISORS  
2600 Courthouse Blvd., Room 2002, 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 certain County owned property. 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.

**Proposals may include any or all of the three (3) properties.**

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 Determined to be Surplus by Resolution and Orders on July 22, 2024 (Ulmer Building), June 2, 2025 (Hooper Building), and July 21, 2025 (Veterans Service Office).

1. PPIN 15300, 1827 23<sup>rd</sup> Avenue, Meridian, MS (formerly known as the Lauderdale County Veterans Service Office);
2. PPIN 18225, 500 20<sup>th</sup> Avenue, Meridian, MS (known as the Ulmer Building), less the east ½ of the closed 20<sup>th</sup> Avenue between such parcel and the former Lauderdale County Courthouse; and
3. PPIN 53355, 1917 6<sup>th</sup> Street, Meridian, MS (known as the Hooper Building), less the east ½ of the closed 20<sup>th</sup> Avenue between such parcel and the former Lauderdale County Courthouse.

**C. SPECIFICATIONS**

Proposals may be submitted on one or more of the above properties. At a minimum the proposals should include the following:

- Easily understandable description of intended use of the property, or properties.
- Timeline of potential development.
- Estimated investment in property improvements.
- Anticipated job creation.
- Proposed purchase price of the surplus property.
- Signed copy of the attached Mississippi Archive and History Project #07-153-24 for the Ulmer Building 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  
Lauderdale County Courthouse  
2600 Courthouse Blvd., Room 2002  
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  
2600 Courthouse Blvd., Room 2002, Meridian, MS 39301

## 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 #: \_\_\_\_\_ (Attach Form W-9)

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

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
(Authorized Principal)

DIRECT PHONE: (\_\_\_\_) \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

PRINTED NAME & OFFICIAL TITLE: \_\_\_\_\_

**\*\*\*\*\*PLEASE PROVIDE ADDITIONAL INFORMATION BELOW IF APPLICABLE\*\*\*\*\***

Owner/Stakeholder #1: Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Owner/Stakeholder #2: Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Parent Company Name (if different from above): \_\_\_\_\_

**THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL**

LAUDERDALE COUNTY BOARD OF SUPERVISORS  
2600 Courthouse Blvd., Room 2002, Meridian, MS 39301

**VENDOR PROFESSIONAL REFERENCE SHEET**

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(s) required for this agreement. Year(s) \_\_\_\_\_ Month(s) \_\_\_\_\_

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. Business Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person/Title: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

2. Business Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person/Title: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

3. Business Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person/Title: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

\_\_\_\_\_  
Company Name of Bidder/Vendor

\_\_\_\_\_  
Signature of Person Completing

**THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR PROPOSAL**

**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 COMPANY'S COMPLETED FORM W-9.
4. ALL PROPOSALS SHALL BE ADDRESSED TO THE LAUDERDALE COUNTY BOARD OF SUPERVISORS, C/O COUNTY ADMINISTRATOR, 2600 Courthouse Blvd., Room 2002, MERIDIAN, MS 39301, AND CLEARLY MARKED ON OUTSIDE OF ENVELOPE AS FOLLOWS:

**RFP NO:** LC070-2025

**BID DUE DATE:** October 01, 2025, 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

**ADDENDA FORM**

**RFP NO. LC070-2025: PURCHASE & DEVELOPMENT OF LAUDERDALE COUNTY PROPERTIES**

The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Total.  
*(If no addenda, please indicate with N/A in space provided and sign below.)*

- 1. Addendum # \_\_\_\_\_ Date: \_\_\_\_\_
- 2. Addendum # \_\_\_\_\_ Date: \_\_\_\_\_
- 3. Addendum # \_\_\_\_\_ Date: \_\_\_\_\_
- 4. Addendum # \_\_\_\_\_ Date: \_\_\_\_\_

**Addendum Acknowledgement:**

\_\_\_\_\_

Signature of Bidder or Authorized Agent

\_\_\_\_\_

Date

**THIS FORM MUST BE COMPLETED AND RETURNED WITH YOUR BID**

August 7, 2024

Mr. Chris Lafferty  
County Administrator  
Lauderdale County  
612 22<sup>nd</sup> Avenue S, Room 2002  
Meridian, MS 39301

**RE: Ulmer Building – Transfer of Ownership**  
**MDAH Project # 07-153-24**  
**Inventory# 075-MER-0200-NRD-ML**  
**Meridian, Lauderdale County**

Dear Mr. Lafferty:

We have reviewed the Notice of Intent received on July 25, 2024, regarding the transfer of the Ulmer Building. It is our determination that the request is acceptable and in accordance with the Antiquities Law of Mississippi, Miss. Code Ann. § 39-7- 1 *et seq.* MDAH has no objections to the transfer of this property, provided that the county notify us when a potential buyer is selected so that we may notify them of the property's Mississippi Landmark designation and their responsibilities under the Antiquities Law of Mississippi.

Please accept this letter as authorization to proceed with the sale of the property as described in the submitted documents. If you have any questions, please contact me at [mslandmark@mdah.ms.gov](mailto:mslandmark@mdah.ms.gov) or (601) 576-6935.

Sincerely,



Clay Mapp  
Mississippi Landmarks Coordinator

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

\_\_\_\_\_  
Signature

C:      Statewide Survey File  
         Mississippi Landmark File

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

\_\_\_\_\_  
Date