



STATE OF MISSISSIPPI
DEPARTMENT OF PUBLIC SAFETY
MISSISSIPPI BUREAU OF NARCOTICS

MARSHALL FISHER
COMMISSIONER

PHIL BRYANT
GOVERNOR

JOHN M. DOWDY, JR.
DIRECTOR

October 15, 2018

Mr. Larry McAlexander
Heritage Development
P. O. Box 1041
Oxford, MS 38655

RE: Lease #580-361-23A, Lessor #01460

Dear Mr. McAlexander,

This letter serves as intent to award the new lease agreement for our Oxford District Office to Heritage Development. The Mississippi Bureau of Narcotics is submitting for approval to the PPRB (Public Procurement Review Board) a five-year lease for office space at our current location of 312 Heritage Drive, Oxford, MS. The new lease begins on January 1, 2019 through December 31, 2023.

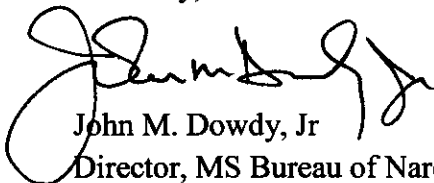
We received three proposal packets as a result of the advertisement as follows:

<i>Lessor</i>	<i>Square Footage</i>	<i>Price per sq. Foot</i>	<i>Rent per year</i>	<i>Estimated Utilities/Janitorial Per year</i>	<i>Total Cost</i>
Heritage Development-current location	2930	17.50	\$51,275.00	Included	\$51,275.00
KW Commercial	4678	\$11.00- \$11.53	\$51,458.00- \$53,937.34	Included	\$51,458.00- \$53,937.34
Black Bear Properties	3400	\$17.00	\$57,800.00	\$9,000.00	\$66,800.00

1. Packet #1 – Larry McAlexander-Heritage Developments, LLC – This property is our current location at 312 Heritage Drive in Oxford. The lessor has proposed an increase in Price from \$15.00 per square foot to \$17.50 per square foot. This is an increase from \$43,950.00 per year to \$51,275.00 for 2930 square ft. The lease includes utilities and janitorial costs. In addition, the building is also occupied by the Drug Enforcement Administration and the arrangement works to our benefit especially for joint operations. The building is a secure facility with ample parking and a secure area for our undercover vehicles to be stored when not in use. The building is also dedicated as a law enforcement facility.
2. Packet #2-Jamie Tipton, KW Commercial – This property is located at 109-B Eureka Street, Batesville, MS and was used as a medical office. The square footage offered is 4678 sq. ft. This is over 1200 square feet more than allowed based on the Space Evaluation Form (RPM-3). The price per sq. ft. is \$11.00 in year one and increases to \$11.53 in year five. The lease does include utility and janitorial costs. The building is located in an area with other medical offices and has parking but does not have a secure area for MBN's undercover vehicles. In addition, the high traffic area is not conducive to sensitive undercover law enforcement operations.
3. Packet #3- Woody Loden-Black Bear Properties – This property is located at 555 Hwy 6 West, Batesville, MS. The square footage offered is 3400 sq. ft. at \$17.00 per sq. ft. The lease does not include utilities or janitorial costs. The building is metal construction and is not a secure facility. MBN routinely stores drug and non-drug evidence in our district offices and a metal building is not secure from break-ins. The building has only one office and one restroom and would require extensive renovation to be suitable for law enforcement activities. The building is also located on a main street with high traffic and is not suitable for sensitive undercover law enforcement operations.

If you have any questions, please feel free to contact me at 601-371-3623.

Sincerely,



John M. Dowdy, Jr

Director, MS Bureau of Narcotics