

**MINUTES OF THE WORK SESSION
OF THE MAYOR AND BOARD OF ALDERMEN
OF THE CITY OF STARKVILLE, MISSISSIPPI
OCTOBER 17, 2025**

Be it remembered that the Mayor and members of the Board of Aldermen met in a Work Session on Friday, October 17, 2025 at 11:00 a.m. in the second-floor conference room of City Hall located at 110 West Main Street, Starkville, MS. Present were Mayor D. Lynn Spruill, Vice Mayor Roy A' Perkins, Alderwoman Kim Moreland, Alderwoman Sandra Sistrunk, Alderman Kyle Skinner, Alderman Mike Brooks, Alderman William Pochop and Alderman Henry Vaughn, Sr. and City Clerk Joanna McLaurin was also present.

Mayor Spruill opened the work session. The work session was properly noticed pursuant to Miss. Code Ann. §25-41-13 and a copy of that notice is included in the minutes. The work session was live streamed on Facebook. The public and media were welcomed and attended. The session is also available for viewing on the City website.

Brandi Herrington gave a presentation on the work of Starkville Strong.

Christiana Suggs gave a presentation on the potential Hotel and residential project at Highway 12 Bypass and Garrard Road.

The Mayor and members of the Board discussed items on the upcoming October 21, 2025 agenda. Department Directors were available to answer questions related to the items. All agenda items were discussed.

SIGNED AND SEALED THIS THE 4TH DAY OF November, 2025.

MAYOR D. LYNN SPRUILL

Attest:

Seal

JOANNA MCLAURIN
CITY CLERK



WORK SESSION

CITY OF STARKVILLE, MISSISSIPPI

OCTOBER 17, 2025

11:00 a.m.

- A. CALL THE WORK SESSION TO ORDER**
- B. PRESENTATION BY BRANDI HERRINGTON ON THE WORK OF STARKVILLE STRONG**
- C. PRESENTATION BY CHRISTIANA SUGGS ON THE POTENTIAL HOTEL AND RESIDENTIAL PROJECT AT HIGHWAY 12 BYPASS AND GARRARD ROAD.**
- D. DISCUSSION OF THE AGENDA ITEMS FOR THE OCTOBER 21, 2025, MEETING OF THE BOARD OF ALDERMEN FOR THE CITY OF STARKVILLE.**
- E. ADJOURN MEETING**

COMMUNITY IMPACT SNAPSHOT: OCTOBER 2025

Starkville Strong | Food • Housing • Advocacy • Support

HOUSING INSTABILITY & HOMELESSNESS

- **145 individuals** are currently presenting as unhoused in Starkville.
 - **30 clients** are actively engaged in case management under the Path to Stability and Path to Prosperity programs.
 - Since 2020, **750 clients** have started their journey of moving from crisis to stability through Starkville Strong's individualized, holistic case management approach.
 - Primary barriers to stability continue to be:
 - Lack of affordable, habitable housing options
 - Inconsistent employment or underemployment
 - Trauma-related needs and lack of mental health support
 - Tools used to address these challenges include:
 - Weekly mentorship
 - Employment assistance and job readiness programs
 - Housing navigation, referrals, and emergency financial aid
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FOOD INSECURITY

- **Over 44,000 meals** have been distributed through the Second Servings food rescue program since April 2024.
 - **More than 80,000 pounds** of surplus food has been repurposed from local restaurants, MSU Greek life, and event partners into healthy, ready-to-eat meals.
 - This initiative operates with the help of over **100 monthly volunteers** and provides meals through partner sites and direct distributions.
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NEIGHBORS HELPING NEIGHBORS (NHN)

- **4,379 households** have received direct support through the NHN program since it began in April 2023. Monthly NHN events serve between **150 and 200 neighbors**, offering:
 - Fresh produce and groceries
 - Hygiene and personal care items
 - Clothing, household essentials, and dignity-based “shop-style” distribution
 - Events are powered by **50+ monthly volunteers** and held on the 4th Sunday behind Dunkington.
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PROGRAM METRICS AT A GLANCE

Category	Data Point
Individuals currently homeless	145
Clients in active case management	30
Clients moved to stability (since 2020)	750
Meals distributed (Second Servings)	44,000+
Pounds of food rescued	80,000+
Households served (NHN)	4,379
Free Little Pantries maintained	7+
Active volunteers (monthly)	Over 150 across programs

WHY THIS MATTERS

Starkville is in the midst of a growing housing and food access crisis. But this data tells the other side of the story, **a community rising to meet the need**. Every meal served, every individual stabilized, and every volunteer hour offered is part of a broader movement toward equity and collective impact.

We are requesting City and County assistance through TIF for the construction of a road off Pat Station Road and Highway 12 in the City of Starkville. This road will allow the development of a Home2Suites and a 504-bed student housing development on land that was formerly a stormwater detention area. The proposed development is projected to create significant increases in City, County and School ad valorem taxes:

Jurisdiction	Taxes Paid for Tax Year 2024	Completed Project	Increase
City	\$1,619	\$239,092	\$237,473
County	\$2,788	\$387,540	\$384,752
School	\$3,338	\$466,299	\$462,961
Total:	\$7,745	\$1,092,931	\$1,085,186

We are asking that the City and County contribute sufficient mills to issue not to exceed \$3.5MM in TIF bonds, which will permit the following allocations:

Anticipated Road costs:	\$2,836,000
Anticipated Costs of Issuance (bond counsel, underwriting, etc) (4%):	\$134,000
Debt Service Reserve (one year P&I):	\$333,746
Maximum Gross Bonds Requested for Road (assuming 5.5% and 15 yr term):	\$3,350,000

Requested assistance is summarized as follows:

City Participation (50% of road):	23.9 mills applied to \$6,981,527 annually =	\$166,858
County Participation (50% of road):	23.9 mills applied to \$6,981,527 annually =	\$166,858
	Total annual funds needed for debt service:	\$333,717
	Surplus to City:	\$124,903
	Surplus to County:	\$217,893

Because neither the hotel or the student housing can be developed without the road, City and County participation is essential to the development of the project. We appreciate your consideration of this request.



Home2Suites & The Row

City of Starkville, Oktibbeha County, Mississippi

AD VALOREM TAXES				SALES TAXES			Tourism Tax	Parks & Rec
True Value	True Value	Assessed	City	County	School	Sales	Rebates	
Real	PP							1%
Hotel								
504 Units								
TOTAL:								
<i>Current Value:</i>								
Increment:	\$43,691,010	\$2,852,500	\$6,981,527	\$237,372	\$384,752	\$4,200,000	\$54,390	\$42,000

TIF	PROJECTIONS	Pledge	Pledged Revenue	Mills for Debt Service	Revenue for Debt Service	Rate	Term	Bonds
	City AV	34.00	\$237,372	23.9	\$166,858	5.5%	15	\$1,674,856
	City Sales Tax	0%	\$0	0	\$0	5.0%	15	\$0
	County AV	55.11	\$384,752	23.9	\$166,858	5.5%	15	\$1,674,856
			\$622,124		\$333,717			\$3,349,711

Projected Surplus	
City AV	\$70,513
City Sales Tax:	\$54,390
1%	\$42,000
City Surplus:	\$166,903
County AV:	\$217,893

10/6/2025

Home2 Suites and The Row Proposed Road Construction Costs			
North Access Road and Market Street Extension	New road construction including creek crossing, storm drainage, curbs, sidewalks, striping and signage, retaining walls and cul de sac	\$	2,742,000
Pat Station Road Upgrades	Beginning at end of MDOT ROW intersection and 10ft past project entrance including base, paving, curbs, striping and signage		\$94,000
	Anticipated Road costs:		\$2,836,000
	Anticipated Costs of Issuance (bond counsel, underwriting, etc) (4%):		\$134,000
	Debt Service Reserve (one year P&I):		\$333,746
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	Surplus to City:		\$124,903
	Surplus to County:		\$217,893



**THERE WILL BE A WORK SESSION OF THE
MAYOR AND BOARD OF ALDERMEN ON
FRIDAY, OCTOBER 17, 2025.**

**AT 11:00 AM IN THE STARKVILLE CITY HALL
LOCATED AT 110 WEST MAIN STREET
IN THE SECOND FLOOR CONFERENCE ROOM**

The public and media are invited to attend.

The City of Starkville is accessible to persons with disabilities. Please call the ADA Coordinator at (662) 323-2525 ext. 3119, in advance for any services requested.