

RESOLUTION TO AUTHORIZE THE MAYOR ON BEHALF OF THE MAYOR AND ALDERMEN OF THE CITY OF VICKSBURG TO EXECUTE ALL DOCUMENTS NECESSARY TO PURCHASE FOUR PROPERTIES AND ONE TEMPORARY CONSTRUCTION EASEMENT FOR THE FISHER FERRY PROJECT AND AUTHORIZE FUNDING TO PURCHASE SAID PROPERTY AND EASEMENT

WHEREAS, the City of Vicksburg, Mississippi, has obtained money from the State of Mississippi to repair and replace the Fisher Ferry Road Bridge over Hatcher Bayou; and

WHEREAS, in order to construct said bridge, the City of Vicksburg must purchase and obtain from private landowners six properties, two partial properties, and two temporary construction easements; and

WHEREAS, the City of Vicksburg hired Integrated Right of Way, LLC to assist in purchasing said properties for rights of way; and

WHEREAS, the City had the necessary rights of way appraised and set just compensation at the appraised value and offered same to the property owners, said Just Compensation was established and approved by the Mayor and Aldermen in executive session on January 21, 2025; and

WHEREAS, owners of four properties have accepted the Just Compensation offer and are ready to close on March 31, 2025, and the owner of one property is ready to close on the Temporary Construction Easement on March 31, 2025, said properties and just compensation attached as exhibit "A".

THEREFORE, BE IT RESOLVED by the Board of Mayor and Aldermen of the City of Vicksburg that purchasing of said properties and easement as outlined in Exhibit "A" are approved and the Mayor is authorized to execute settlement documents for the closing of said properties, Exhibit "B", and the City is authorized to issue monetary checks for purchase of said properties.

SO RESOLVED this the 25th day of March 2025.

George Flaggs, Jr., Mayor

Thomas J. Mayfield, Alderman

Alex J. Monsour, Jr., Alderman

CERTIFICATE

STATE OF MISSISSIPPI

COUNTY OF WARREN

CITY OF VICKSBURG

I, Deborah A. Kaiser-Nickson, the duly and legally appointed, qualified and acting City Clerk and lawful custodian of the Minutes of the Mayor and Aldermen of the City of Vicksburg and Seal of said City, certify that the foregoing is a true and exact copy of an Ordinance Adopted by The Mayor and Aldermen of the City of Vicksburg at an Adjourned Board Meeting held on Tuesday, March 25, 2025.

WITNESS my signature and seal of the City of Vicksburg this the 25th day of March, 2025.

Deborah A. Kaiser-Nickson, City Clerk

Settlement Statement Approval Request (3/25/2025 Board Meeting)					
ROW File No.	Address	PPIN	Owner	Closing Date	Funds Requested
003	103 Drusilla Lane	007834	Carlos & Nioshae Anderson	3/31/2025	\$90,026.00
004	102 Drusilla Lane	007851	Felicia Harris	3/31/2025	\$112,526.00
006	101 Colleen Drive	007861	Peggy Cordrey	3/31/2025	\$120,026.00
007	102 Colleen Drive	007828	Irby Revocable Trust	3/31/2025	\$115,026.00
010	4304 Hall's Ferry Road	11533	Beautiful Deliverance, Inc.	3/31/2025	\$626.00
Total Funds:					\$438,230.00

Purdie and Metz, PLLC
P.O. Box 2659
Ridgeland, Mississippi 39158
(601) 946-5932

SETTLEMENT STATEMENT

Settlement Date: March 31, 2025
Purchaser: City of Vicksburg, Mississippi
Seller: Carlos and Nioshae Anderson
Property: 103 Drusilla Lane, Vicksburg, Mississippi 39180

	PURCHASER		SELLER	
	Debit	Credit	Debit	Credit
Total Purchase Price/Consideration	\$90,000.00			\$90,000.00
Filing Fee	\$26.00			
Pro-Rated Taxes			\$266.58	
Pay-Off First Mortgage			\$52,310.73	
SUBTOTALS:	\$90,026.00		\$52,577.31	\$90,000.00
Balance Due from Purchaser to Seller		\$37,422.69		
Pay-Off First Mortgage		\$52,310.73		
Balance Due to IROW (Filing Fee)		\$26.00		
Pro-Rated Taxes		\$266.58		
TOTALS:	\$90,026.00	\$90,026.00	\$52,577.31	\$90,000.00
Due to Seller:				\$37,422.69

PURCHASER:
City of Vicksburg, Mississippi

SELLERS:
Carlos Anderson
Nioshae Anderson

By: _____
SIGNATURE

By: _____
SIGNATURE (Carlos Anderson)

Printed Name: _____

Title: _____

Date: _____

Printed Name: _____

Date: _____

By: _____
SIGNATURE (Nioshae Anderson)

Printed Name: _____

Date: _____

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SETTLEMENT STATEMENT

Settlement Date: March 31, 2025
Purchaser: City of Vicksburg, Mississippi
Seller: Felicia R. Harris
Property: 102 Drusilla Lane, Vicksburg, Mississippi 39183

	PURCHASER		SELLER	
	Debit	Credit	Debit	Credit
Total Purchase Price/Consideration	\$112,500.00			\$112,500.00
Filing Fee	\$26.00			
Pro-Rated Taxes			\$162.59	
Pay-Off Carrington			\$57,095.99	
SUBTOTALS:	\$112,526.00		\$57,258.58	\$112,500.00
Balance Due from Purchaser to Seller		\$55,241.42		
Pay-Off Carrington		\$57,095.99		
Balance Due to IROW (Filing Fee)		\$26.00		
Pro-Rated Taxes		\$162.59		
TOTALS:	\$112,526.00	\$112,526.00	\$57,258.58	\$112,500.00
<i>Due to Seller:</i>				\$55,241.42

PURCHASER:
City of Vicksburg, Mississippi

SELLER:
Felicia R. Harris

By: _____
SIGNATURE

By: _____
SIGNATURE

Printed Name: _____

Printed Name: _____

Title: _____

Date: _____

Date: _____

***Purdie and Metz, PLLC
P.O. Box 2659
Ridgeland, Mississippi 39158
(601) 946-5932***

SETTLEMENT STATEMENT

Settlement Date: March 31, 2025
 Purchaser: City of Vicksburg, Mississippi
 Seller: Peggy Sue Jacks Cordrey (Life Estate) Kimberly Sue Moody (Remainder)
 Property: 101 Colleen Drive, Vicksburg, Mississippi 39180

	PURCHASER		SELLER	
	Debit	Credit	Debit	Credit
Total Purchase Price/ Consideration	\$120,000.00			\$120,000.00
Filing Fee	\$26.00			
Pay-off Mortgage Trustmark			\$21,056.71	
SUBTOTALS:	\$120,026.00		\$21,056.71	
Balance Due from Purchaser to Seller		\$98,943.29		
Balance Due to IROW (Filing Fee)		\$26.00		
Balance Due to Trustmark		\$21,056.71		
TOTALS:	\$120,026.00	\$120,026.00	\$21,056.71	\$120,000.00
<i>Due to Seller:</i>				<i>\$98,943.29</i>

PURCHASER:
City of Vicksburg, Mississippi

SELLERS:
Peggy Sue Jacks Cordrey
Kimberly Sue Moody

By: _____
SIGNATURE

By: _____
SIGNATURE

Printed Name _____

Title: _____

Date: _____

Printed Name: _____

Date: _____

By: _____

SIGNATURE

Printed Name: _____

Date: _____

Purdie and Metz, PLLC
P.O. Box 2659
Ridgeland, Mississippi 39158
(601) 946-5932

SETTLEMENT STATEMENT

Settlement Date: March 31, 2025
Purchaser: City of Vicksburg, Mississippi
Seller: Susan Faye Irby, Trustee of the Susan Faye Irby Revocable Trust
Property: 101 Colleen Drive, Vicksburg, Mississippi 39180

	PURCHASER		SELLER	
	Debit	Credit	Debit	Credit
Total Purchase Price Consideration	\$115,000.00			\$115,000.00
Filing Fee	\$26.00			
Pro-Rated Taxes			\$414.72	
SUBTOTALS:	\$115,026.00		\$414.72	\$115,000.00
Balance Due from Purchaser to Seller		\$114,585.28		
Balance Due to IROW (Filing Fee)		\$26.00		
Pro-Rated Taxes		\$414.72		
TOTALS:	\$115,026.00	\$115,026.00	\$414.72	\$115,000.00
<i>Due to Seller:</i>				<i>\$114,585.28</i>

PURCHASER:
City of Vicksburg, Mississippi

SELLER:
Susan Faye Irby, Trustee of the
Susan Faye Irby Revocable Trust

By: _____
SIGNATURE

By: _____
SIGNATURE

Printed Name: _____

Title: _____

Date: _____

Printed Name: _____

Title: _____

Date: _____

Purdie and Metz, PLLC
P.O. Box 2659
Ridgeland, Mississippi 39158
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SETTLEMENT STATEMENT

Settlement Date: March 31, 2025
Purchaser: City of Vicksburg, Mississippi
Seller: Beautiful Deliverance, Inc.
Property: 4304 Halls Ferry Road, Vicksburg, Mississippi 39180

PURCHASER

SELLER

	Debit	Credit	Debit	Credit
Total Purchase Price/Consideration	\$600.00			\$600.00
Filing Fee	\$26.00			
SUBTOTALS:	\$626.00			\$600.00
Balance Due from Purchaser		\$600.00		
Balance Due to Seller				\$600.00
Balance Due to IROW (Filing Fee)		\$26.00		
TOTALS:	\$626.00	\$626.00		\$600.00

PURCHASER:
City of Vicksburg, Mississippi

SELLER:
Beautiful Deliverance, Inc.

By: _____
SIGNATURE

By: _____
SIGNATURE

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

DATE

DATE