

**RESOLUTION TO SUBMIT AN APPLICATION FOR THE CITY OF VICKSBURG TO HAVE
CERTAIN PROPERTY DESIGNATED AS A QUALIFIED RESORT AREA AS DEFINED BY
THE RULES AND REGULATIONS OF THE ALCOHOLIC BEVERAGE CONTROL DIVISION
OF THE MISSISSIPPI DEPARTMENT OF REVENUE**

WHEREAS, the City of Vicksburg, Mississippi, a special charter municipality existing under the laws of the State of Mississippi, regularly attracts a substantial number of vacationers, travelers, and tourists to its municipality;

WHEREAS, Vicksburg, Mississippi, replete with historical attractions and Southern culture, depends heavily on tourism; and

WHEREAS, the Duff Green Mansion is located at 1114 First East Street, Vicksburg, Mississippi and is a restored antebellum home in the heart of the historic Vicksburg, Mississippi and is a popular destination housing around 4,000 overnight guests annually; and

WHEREAS, Rule 35.113.07 of the Rules and Regulations of the Alcoholic Beverage Control Division of the Mississippi Department of Revenue allows for an area to be considered for qualified resort area classification by submitting an application in accordance with said regulation.

NOW, THEREFORE, BE IS RESOLVED by the Board of Mayor and Aldermen of the City of Vicksburg, Mississippi as follows:

1. The City of Vicksburg hereby requests the Alcoholic Beverage Control Division of the Mississippi Department of Revenue designate as a qualified resort area that parcel of property located at 1114 First East Street known as the Duff Green Mansion owned by Harley H. Caldwell as more fully described in the Exhibit "A" attached to this Resolution and made a part hereof.
2. That the Mississippi Department of Revenue is hereby assured that the local law enforcement officers will enforce the local option alcohol beverage control laws of the State of Mississippi and the rules and regulations of the Alcohol Beverage Control Division as indicated by the letter from Vicksburg Police Department Chief Larry Burns attached as Exhibit "B".

3. That Harley H. Caldwell published notice of application once each week for two (2) consecutive weeks in the Vicksburg Post, a newspaper published and having general circulation in the City of Vicksburg, Mississippi, and she requested public opinion from residents within the qualified resort area under consideration as a part of that legal notice, see Proof of Publication and Public Notice attached as Exhibit "C".
4. That the City of Vicksburg be and is hereby authorized and directed to submit an application to the Alcoholic Beverage Control Division of the Mississippi Department of Revenue to classify the above-described property in the City of Vicksburg as a qualified resort area. The application is to contain the following:
 - a. A map clearly marked to indicate the specific area under consideration, attached as Exhibit "D";
 - b. Reasons why the particular area should be classified as a qualified resort area, attached as Exhibit "E";
 - c. Endorsements by civic clubs in the area, attached as Exhibit "F";
 - d. Assurance from the Vicksburg Chief of Police that he will enforce the local option alcoholic beverage control laws of the State of Mississippi, and the rules and regulations of the Alcoholic Beverage Control Division in the qualified resort area, attached as Exhibit "B";
 - e. A certified copy of this Resolution as entered upon the minute books;
 - f. Waiver of Minimum Distance Requirements by a Church or Funeral Home, attached as Exhibit "G"; and
 - g. Proof of publication of legal notice and all public opinion responses, attached as Exhibit "C".

SO RESOLVED this the 17th day of November, 2025.

WILLIS THOMPSON, MAYOR

THOMAS J. MAYFIELD., ALDERMAN

VICKIE Y. BAILEY., ALDERWOMAN

ATTEST:

DEBORAH A. KAISER-NICKSON, CITY CLERK

CERTIFICATE

I, Deborah A. Kaiser-Nickson, the duly 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 City, certify that the foregoing is a true and exact copy of a Resolution adopted by the Mayor and Aldermen of the City of Vicksburg at a Regular meeting held on November 17, 2025.

WITNESS my signature and official seal of office this _____ day of November, 2025.

CITY CLERK

EXHIBIT A

LEGAL DESCRIPTION OF
DUFF GREEN MANSION LOCATED AT 1114 FIRST EAST

PARCEL ONE: All of Lots Number One Hundred Twenty-Five (125) and One Hundred Twenty Six (126), in Square Number Twenty-Two (22) of what is known as "Vicksburg Proper", as same is filed for record in the Land Deed Records of Warren County, Mississippi

PARCEL TWO: That part of Lot 17, Square 22, Vicksburg Proper, more particularly described as follows, to-wit:

Commence at the intersection of the South line of First East Street with the East line of Adams Street, said point being the Northwest corner of Lot 128, Square 22, Vicksburg proper, and run along the South line of First East Street, South 82 degrees 19 minutes East, 149.16 feet across the North lines of Lots 128 and 127 to an iron pin set at the Northeast corner of Lot 127, same being the Northeast corner of those parts of Lots 127 and 128 conveyed to Harry C. Sharp and Alicia G. Sharp by Warranty Deed of March 1990 as recorded in Deed Book 888 at Page 637 of the Land Records of Warren County, Mississippi, and the POINT OF BEGINNING of the parcel to be described herein; thence leave said street and run South 07 degrees 41 minutes West, 112.58 feet to an iron pin; thence turn and run North 82 degrees 19 minutes West, 30 feet; thence turn and run North 07 degrees 41 minutes East, 112.58 feet to the South line of First East Street; thence turn and run South 82 degrees 19 minutes East, 30 feet back to the point of beginning, and being the easternmost 30 feet off the East side of that part of Lot 127 conveyed to the Sharps adjacent to Duff Green Mansion.

EXHIBIT B



VICKSBURG POLICE DEPARTMENT

820 Veto Street Post Office Box 150
Vicksburg, Mississippi 39181-0150
601-636-2511 Fax 601-634-4504



Larry Burns
CHIEF OF POLICE

WILLIS THOMPSON
MAYOR AND POLICE COMMISSIONER

October 27, 2025

Mrs. Harley Caldwell
Duff Green Mansion
1114 First East Street
Vicksburg, Mississippi 39183

RE: Resort Status

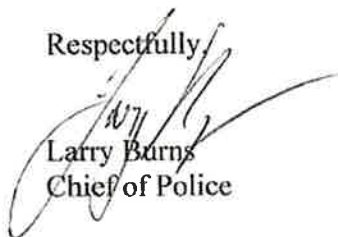
Ms. Harley:

This letter will confirm that the Vicksburg Police Department will enforce the Local Option Beverage Control Laws of the State of Mississippi, the rules and regulations of the Mississippi Department of Revenue for The Congressional Bar at Duff Green Mansion, 1114 First East Street, Vicksburg, Mississippi 39183.

The location above will operate as The Congressional Bar. Alcohol will be served on the premises to guests who are staying at the Congressional Bar. This location falls under the jurisdiction of the Vicksburg Police Department. The business will operate in accordance with the guidelines set forth by the Alcohol Beverage Control Division.

Should you have any additional questions or concerns, feel free to contact us at (601) 801-5304.

Respectfully,



Larry Burns
Chief of Police

cc: Alcohol Beverage Control
Attn: Permit Department
Post Office Box 540
Madison, Mississippi 39130-0540

EXHIBIT C

Proof

Client	THE DUFF GREEN MANSION HARLEY CALDWELL	Phone	(601) 301-0441
Address	114 FIRST EAST STREET VICKSBURG, MS 39183	EMail	harleycaldwell@coldwellbank- erstars.com
		Fax	

AD #	2030334	Requested By	THE DUFF GREEN MAN- SION
Account	251159	PO #	HARLEY CALDWELL
Class	2610	Created By	
Start Date	08/13/25	Creation Date	KAYLA.REEVES
End Date	08/20/25	Dimensions	08/07/2025
Run Dates	10	Price	1 X 13.0
Pubs	The Vicksburg Post, VicksburgPost.		\$264.68
Order #	com		

Sales Rep	Brittany Schofield	Phone	
		EMail	kayla.reeves@shelbycountyre- porter.com
		Fax	

PUBLIC NOTICE

Pursuant to Miss. Code Ann. 67-1-72 notice is hereby given that application is being made for the following described area to be recognized as a "Qualified resort area":

PARCEL ONE: All of Lots Number One Hundred Twenty-Five (125) and One Hundred Twenty-Six (126), in Square Number Twenty-Two (22) of what is known as "Vicksburg Proper", as same is filed for record in the Land Deed Records of Warren County, Mississippi

PARCEL TWO: That part of Lot 17, Square 22, Vicksburg Proper, more particularly described as follows, to-wit:

Commence at the intersection of the South line of First East Street with the East line of Adams Street, said point being the Northwest corner of Lot 128, Square 22, Vicksburg proper, and run along the South line of First East Street, South 82 degrees 19 minutes East, 149.16 feet across the North lines of Lots 128 and 127 to an iron pin set at the Northeast corner of Lot 127, same being the Northeast corner of those parts of Lots 127 and 128 conveyed to Harry C. Sharp and Alicia G. Sharp by Warranty Deed of March 1990 as recorded in Deed Book 888 at Page 637 of the Land Records of Warren County, Mississippi, and the POINT OF BEGINNING of the parcel to be described herein; thence leave said street and run South 07 degrees 41 minutes West, 112.58 feet to an iron pin; thence turn and run North 82 degrees 19 minutes West, 30 feet; thence turn and run North 07 degrees 41 minutes East, 112.58 feet to the South line of First East Street; thence turn and run South 82 degrees 19 minutes East, 30 feet back to the point of beginning, and being the easternmost 30 feet off the East side of that part of Lot 127 conveyed to the Sharps adjacent to Duff Green Mansion.

This application is being filed by the Board of Mayor and Aldermen of the City of Vicksburg, Mississippi. The said application shall include a map marked to indicate the specific area under consideration as hereinabove described. The reasons why the area should be declared a resort area are that it regularly attracts tourists, transients, and/or vacationers because of its historical, scenic and recreational facilities and attractions. The Mansion is of significant historic value to Vicksburg. It served as a hospital during the siege for both Union and Confederate soldiers. Approval of the described area as a resort area will permit the operation of open bars in the area. Expressions of Opinion are requested of residents in the area. Any person wishing to request a

hearing before the Board of Tax Appeals on the resort status of the area described herein must request a hearing in writing and it must be received by the Department of Revenue within (15) fifteen days from the first date this notice was published. Requests shall be sent to Chief Counsel, Legal Division, Department of Revenue, P. O. Box 22828, Jackson, MS 39225. The title and address of the applicant is:

The Duff Green Mansion, LLC
Harley H. Caldwell
114 First East Street
Vicksburg, MS 39183

THIS, the 7th day of August 2025

Date of First Publication:
8/13/2025

Vicksburg Post:
Aug. 13 and 20, 2025

APPLICATION

EXHIBIT D



Duff Green Mansion
Harley Caldwell
1114 First East St
Vicksburg, MS 39180

EXHIBIT E

Why Should The Duff Green Mansion Be Considered for Resort Status

Section 35 of the Mississippi Code states an area granted resort status should regularly attract tourists, transients and/or vacationers because of its historical, scenic or recreational facilities and attractions.

The Duff Green Mansion rents approximately 2,300 hotel rooms per year just at the Mansion located at 1114 First East Street. The Caldwells rent approximately one thousand more rooms per year at two other facilities, Halpino and Steele Cottage. Rooms/Suites sleep between 2 people and 8 people. Halpino and Steele Cottage guests are invited to come for a welcome reception, breakfast and tour of Duff Green Mansion and to swim at Duff Green pool. Approximately 3,500 people per year come through Duff because of our overnight accommodations.

The Duff Green Mansion also gives tours predominantly to guests from the American Cruise Lines. Approximately another 3,500 people per year come for a tour.

The Duff Green Mansion attracts tourists and vacationers.

The management team of Rick and Harley Caldwell do not intend to open a restaurant under any circumstances. However, we would like to sell liquor to the over 7,500 people coming through our doors annually. To sell liquor without significant food in Mississippi we must be designated as a qualified resort.

The Duff Green Mansion is listed on the National Register of Historic Places. It's history is rich.

A man named Duff Green built the home for his bride, Mary Lake, in 1856 just seven years before the siege of Vicksburg.

Our tour for visitors starts with a description of life during the Victorian Era here in the south and moves on to describe how Duff saved his home during the civil war siege of Vicksburg. He turned it into a hospital for both Union and Confederate wounded but more importantly was somehow able to get word to the Union officers that the Union wounded were housed on the top floor. The shelling of the area slowed considerably. There are more surviving historic properties in a six-block radius around the Mansion than any other place in town. Duff saved his neighborhood.

We continue with a description of the Green's son named Siege because he was born in a cave as the town was being plummeted with cannon balls. Our tour attempts to be truthful in explaining that Duff did indeed own slaves, the context of that time and the details we are currently researching about the slaves living in the home before the war.

We go on to explain that Duff was the first non-military person in Warren County to sign the oath of allegiance to the United States of America on July 4, 1863, the day of the Vicksburg surrender to the Union. We explain that Duff was not very loyal to the Confederacy. He was an opportunist. He signed first because he had already rented his home to the federal government. It took 3 years to get all the wounded well and home. The US government did not pay in Confederate Dollars. Duff earned US dollars through this rental two years before the Confederacy fell. Duff was an opportunist more than a Confederate.

We finish our tour talking about the demise of the Green family. The children all died before marrying and having children. Their story would be lost if the house had not survived.

The first stewards of the house were Junius Ward Johnson and his wife Fannie Vick Willis Johnson. They lived there for a few years while they built two identical mansions, Oak Hall, newly restored on Drummond Street and another home at Panther Burn, MS. Mr. Johnson was killed in a 1916 tornado that took him, and the Panther Burn home. Mrs. Johnson sold that farm for one million Dollars in 1916 and became the biggest philanthropist Vicksburg ever had. When she died in 1931 her estate sold the home now known as The Duff Green Mansion to the Salvation Army for \$ 3,000. They got their money's worth. They stayed for 54 years and didn't do much maintenance on the house but they kept it standing at a time when there was no historic preservation in MS. There wasn't any money in Mississippi after the depression.

The Salvation Army sold the home in 1985 to Harry and Alicia Sharp who moved here from Coral Gables, Florida to spend two million dollars and two and a half years having the home restored. The Sharps sold to the Caldwells in 2015.

We finish the tour by telling our visitors that keeping Duff and Mary Green's story alive is not just important to our family it is important to the entire tourism community of Vicksburg. We thank them for visiting Vicksburg.

Boasting a swimming pool and rose garden The Duff Green Mansion is not only historical, it is recreational.

The Sharps had a liquor license because they had a restaurant. The Caldwell's are too old to run a restaurant. Today we ask the mayor and alderpersons of Vicksburg to petition the State of Mississippi to formally declare The Duff Green Mansion the resort that it is.

EXHIBIT F

The Rotary Club of Vicksburg
c/o Mr. Lane Campbell, President
1017 Jackson Street
Vicksburg, MS 39183

October 10, 2025

Honorable Mayor Willis T. Thompson
Honorable Alderman Thomas J. Mayfield
Honorable Alderman Vickie Bailey
City of Vicksburg
1401 Walnut Street
Vicksburg, MS 39180

Mayor and Aldermen,

The Rotary Club of Vicksburg recommends that resort status be granted to the Duff Green Mansion located at 1114 First East Street.

The Duff Green family of inns houses about 4,600 tourists overnight per year along with providing tours for about 3,000 Vicksburg guests from the riverboats.

Keeping Duff and Mary Green's story alive is very important to the tourism community of Vicksburg. We fully recommend resort status be granted and they are then able to serve and sell alcohol.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Lane Campbell', with a long horizontal flourish extending to the right.

Lane Campbell
President
The Rotary Club of Vicksburg



**PO Box 401
Vicksburg MS 39181**



August 26, 2025

Honorable Mayor Will T. Thompson
Honorable Alderman Thomas J. Mayfield
Honorable Alderman Vickie Bailey
City Hall
1401 Walnut Street
Vicksburg, MS 39180

City Leaders,

On behalf of the Kiwanis Club of Vicksburg, I am honored to recommend that resort status be granted to Duff Green Mansion and the management team of Rick and Harley Caldwell. The Duff Green Mansion rents approximately 2,300 hotel rooms per year at the Mansion located at 1114 First East Street. The Caldwells rent approximately one thousand more rooms per year at two other facilities, Halpino and Steele Cottage. Rooms/Suites sleep between 2 people and 8 people. Halpino and Steele Cottage guests are invited to come for a welcome reception, breakfast and tour of Duff Green Mansion and to swim at Duff Green pool. Approximately 3,500 people per year come through Duff because of their overnight accommodations.

Rick and Harley Caldwell are longtime residents of Vicksburg, who have provided dedicated business and personal services to the City of Vicksburg. They are active in several charities and civic endeavors which have benefited both Vicksburg and its citizens.

With absolute confidence we recommend the business for resort status. We expect they will continue to meaningfully contribute to Vicksburg and its citizens for years to come, making this a better city for both locals and visitors.

Sincerely,

A handwritten signature in black ink that reads 'David Blackledge'.

David Blackledge
President
Kiwanis Club of Vicksburg



October 8, 2025

City of Vicksburg
Mayor Thompson, Aldermen Mayfield and Alderwoman Bailey
1401 Walnut Street
Vicksburg, MS

Dear Mayor, Aldermen, and Alderwoman,

I am writing in support of granting **resort status** to **The Duff Green Mansion**, in accordance with Section 35 of the Mississippi Code, which allows this designation for locations that attract tourists due to historical, scenic, or recreational value.

The Mansion welcomes approximately **7,500 visitors annually**—with 3,300 overnight stays at Duff Green and its sister properties (Halpino and Steele Cottage), and another 3,500 through guided tours, many via American Cruise Lines. All guests are invited to tour the Mansion, swim in the pool, enjoy breakfast, and experience the historic grounds.

A property on the **National Register of Historic Places**, Duff Green offers rich Civil War history—having served as a hospital for both Union and Confederate soldiers during the Siege of Vicksburg. The story of Duff Green and his family is a meaningful contribution to the city's tourism experience and historical preservation.

The Caldwells, current owners, do not plan to open a restaurant, but seek resort status in order to **legally serve liquor** to their guests—something Mississippi law only allows without food service under this designation.

With its historic significance, steady tourism traffic, and recreational amenities, The Duff Green Mansion clearly meets the intent of the law and deserves to be formally recognized as a resort.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "M Connelly". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Michele Connelly
Executive Director

EXHIBIT G

(Revised 11/21)

**WAIVER OF MINIMUM DISTANCE REQUIREMENTS
BY
A CHURCH OR FUNERAL HOME**

The undersigned, Christ Episcopal Church
(name of entity)

whose Post Office address is 114

and street address is 1115 Main St., Vicksburg, MS. 39183

and having full knowledge of the distance limitations imposed by Section 67-1-51 (3), 1972 MCA, upon an Alcoholic Beverage Control permitted business, do hereby waive the right to object to the issuance of an alcoholic beverage retailers permit to The Duff Green Mansion, LLC and Harley H. Caldwell
(name of business)

whose street address is 1114 First East Street Vicksburg, (Warren County) MS 39183
(street) (city) (county)

I certify that I am vested with authority on behalf of Christ Episcopal Church
(name of entity)

to issue this waiver of the distance limitations as set forth in Section 67-1-51 (3), 1972 MCA. I further understand that this waiver has no expiration date and will remain in effect for the duration of the alcoholic beverage retailers permit for

which it is executed, *In the event of the sale of Duff Green by Harley Caldwell, this waiver and release will terminate, at the option of the Grantor.*

SIGNED, this the 12th day of October, 2025

Brenda Denney Sh. Warden
(signature of authorized person)

WITNESS

Betsy Warbaugh (gr. warden)